

# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M. CITY OF ISSAQUAH, STATE OF WASHINGTON

355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH WASHINGTON

## SITE DATA

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9096
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE) OLDE TOWN DESIGN
MAX DU/ACRE	29 DU / 0.303 ACRES = 8.787 UNITS
GROSS FLOOR AREA	4,578 SQ. FT. + 13,694 SQ. FT. = 18,272 SQ. FT.
FLOOR AREA RATIO	18,272 / 13,200 = 1.38

## PARKING REQUIREMENTS PER TABLE 18.09.050

LAND USE	REQUIRED PARKING
RESIDENTIAL	
MULTIFAMILY: STUDIO APARTMENT	1 SPACE PER UNIT <sup>3</sup>
MULTIFAMILY: OTHER THAN STUDIO	2 SPACE PER UNIT <sup>3</sup>

## PARKING SPACES REQUIRED FOR PROPOSED BUILDING

	REQUIRED * OF STALLS
1 UNITS	14 STALLS
2 SPACES PER UNIT	28 STALLS
<b>TOTAL</b>	<b>42 STALLS</b>

## PARKING SPACES PROVIDED FOR PROPOSED BUILDING

	REQUIRED * OF STALLS
<b>GARAGE PARKING</b>	
STANDARD STALLS 9'-0"x20'-0"	6 STALLS
COMPACT STALLS MIN. 9'-0"x15'-0"	6 STALLS
VAN HANDICAPPED STALL 16'-0"x20'-0"	1 STALL
<b>TOTAL</b>	<b>13 STALLS</b>
<b>ON SITE PARKING</b>	
COMPACT STALLS 9'-0"x15'-0"	1 STALL
<b>TOTAL</b>	<b>14 STALLS</b>

## IMPERVIOUS SURFACE

REQUIREMENTS PER 18.07.360 TABLE 1			
SITE AREA	13,200 SF	50% IMPERVIOUS PER MF-H	6,600 SQ. FT.
PROVIDED IMPERVIOUS AREAS			
ENTRY SIDEWALK		16.47 SQ. FT.	
BUILDING FOOTPRINT		56.73 SQ. FT.	
FRONT EXIT SIDEWALK		187 SQ. FT.	
REAR DRIVEWAY/PARKING		505 SQ. FT.	
<b>TOTAL</b>		<b>653 SQ. FT.</b>	<b>49.48%</b>

## PERVIOUS SURFACE (OPEN SPACE AND/OR COMMUNITY SPACE)

REQUIREMENTS PER 18.07.360 TABLE 1			
SITE AREA	13,200 SF	50% IMPERVIOUS PER MF-H	6,600 SQ. FT.
PROVIDED PERVIOUS AREAS			
NORTH END OF SITE		149 SQ. FT.	
WEST SIDE OF PROPERTY		2,891 SQ. FT.	
EAST SIDE OF PROPERTY		3,008 SQ. FT.	
<b>TOTAL</b>		<b>6,048 SQ. FT.</b>	<b>50.41%</b>

## OPEN SPACE REQUIREMENTS

REQUIRED MIN. OUTDOOR SPACE PER UNIT (6'-0"x8'-0" MIN. DIM.) (PRIVATE OR COMMON OPEN SPACE) PER 18.07.440	48 SF / UNITS	7 UNITS	336 SQ. FT.
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## PROVIDED (PRIVATE OPEN SPACE)

	1ST FLOOR	2ND FLOOR	3RD FLOOR	PROVIDED
DECK AREA	U1513(1) 11 SQ. FT. U1468(1) 102 SQ. FT. U1023-HC 60 SQ. FT. U1431 11 SQ. FT. U2093(2) 60 SQ. FT. U1431 11 SQ. FT. U1023 60 SQ. FT.	U1431 11 SQ. FT. U2093(2) 60 SQ. FT. U1431 11 SQ. FT. U1023 60 SQ. FT.	U1431 11 SQ. FT. U1023 60 SQ. FT.	7 UNITS 495 SQ. FT.

## LEGAL DESCRIPTION

THAT PORTION OF THE NORTH-WEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;  
 THENCE EAST ALONG SAID SOUTH LINE 110 FEET;  
 THENCE SOUTH 120 FEET;  
 THENCE WEST 110 FEET;  
 THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

## CODE INFORMATION

ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
OCCUPANCY	R-2 (MULTI-FAMILY) RESIDENTIAL / S-2 PARKING
SEISMIC ZONE	D1
WIND DESIGN EXPOSURE	85 MPH
SOIL BEARING CAPACITY	2000 PSF (ASSUMED)
CONSTRUCTION TYPE:	TYPE I-A (NON COMBUSTIBLE)_PARKING STRUCTURE
CONSTRUCTION TYPE:	TYPE V-A (WOOD FRAMED)_RESIDENTIAL
BUILDING CODE:	I.B.C. 2012
MECHANICAL CODE:	I.M.C. 2012
PLUMBING CODE:	U.P.C 2012
ENERGY CODE:	W.S.E.C. 2012 ED.
ELECTRICAL CODE:	2008 N.E.C. (NFPA 70)
FIRE CODE:	I.F.C. 2012
SETBACKS	FRONT 10 FT., SIDE 5 FT., REAR 20 FT
BUILDING HEIGHT	40 FT (ADMINISTRATIVE ADJUSTMENT REQUESTED 50 FT MAX.)

## UNIT SUMMARY

DWELLING UNITS ALLOWED 18.07.360 TABLE 1  
 29 DU / 0.303 ACRES = 8.787 UNITS

UNIT TYPE AND COUNT PROVIDED				
UNIT NAME	UNIT DESCRIPTION	UNIT COUNT	AREA	TOTAL UNIT AREA
U1023-HC	1 BEDRM+ DEN/ 1 BATH	1	1,023 SQ. FT.	1,023 SQ. FT.
U1468(1)	2 BEDRM+ DEN/ 2 BATH	1	1,468 SQ. FT.	1,468 SQ. FT.
U1431	3 BEDRM+ 2 BATH	2	1,431 SQ. FT.	2,814 SQ. FT.
U1513(1)	3 BEDRM+ 2 BATH	1	1,513 SQ. FT.	1,513 SQ. FT.
U2093(2)	3 BEDRM+ DEN/ 2 BATH	1	2,093 SQ. FT.	2,093 SQ. FT.
<b>TOTAL</b>		<b>7 UNITS</b>		<b>10,954 SQ. FT.</b>

TYPE 'A' ACCESSIBLE UNITS	1 UNIT (PER 2012 IBC TABLE 1107.6.11)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS (PER 2012 IBC 1107.6.2.12)

## BUILDING SUMMARY

PARKING STRUCTURE CODE REVIEW	
BUILDING AREA TOTAL	4578 SQ. FT.
BUILDING HEIGHT	1 STORY
TYPE OF CONSTRUCTION	TYPE I-A
BUILDING CLASSIFICATION	GROUP S-2
SPRINKLERED:	YES (FULL NFPA 13 DRY SPRINKLER SYSTEM PER 2012 IBC SEC. 402.4 + 903.3)
ALLOWABLE BUILDING AREA:	UNLIMITED
OCCUPANCY SEPARATION	2 HOUR (TABLE 302.3.2 2012 I.B.C.)

## RESIDENTIAL CODE REVIEW

BUILDING AREA TOTAL	13,694 SQ. FT.
BUILDING HEIGHT	3 STORY
TYPE OF CONSTRUCTION	TYPE V-A (WOOD FRAME)
BUILDING CLASSIFICATION	GROUP R-2
SPRINKLERED:	YES (NFPA 13R SPRINKLER SYSTEM PER 2012 IBC SEC. 402.4 + 903.3)
ALLOWABLE BUILDING AREA:	12,000 SQ. FT. PER FLOOR PER IBC 2012 TABLE 503
AREA INCREASE PER I.B.C. 506.3	100% PER FLOOR (AUTOMATIC SPRINKLER INCREASE) + 24,000 SQ. FT.
TOTAL ALLOWABLE BLDG. AREA	12,000 SQ. FT. (3 FLOORS)
TOTAL DWELLING UNITS	7 DWELLING UNITS
TYPE 'A' ACCESSIBLE UNITS	1 UNITS PER 2012 IBC TABLE 1107.6.11)
TYPE 'B' ACCESSIBLE UNITS	6 UNITS PER 2012 IBC 1107.6.2.12)
OCCUPANCY SEPARATION	1 HOUR BETWEEN UNITS

## BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)

	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT. 1/3 SQ. FT.*	4968 SQ. FT.*	4339 SQ. FT. *	3291 SQ. FT.	13,322 SQ. FT.

## BUILDING DECK AND STORAGE SQUARE FOOTAGE AREA

	U1513(1)	U1468(1)	U1023-HC	U1431	U2093(2)	U1431	U1023	TOTAL
DECK AREA	11 SQ. FT.	102 SQ. FT.	60 SQ. FT.	11 SQ. FT.	60 SQ. FT.	11 SQ. FT.	60 SQ. FT.	495 SQ. FT.
STOR. AREA	16 SQ. FT.	19 SQ. FT.	16 SQ. FT.	16 SQ. FT.	16 SQ. FT.	16 SQ. FT.	16 SQ. FT.	66 SQ. FT.
<b>BLDG AREA TOTAL</b>								<b>13,694 SQ. FT.</b>

## AERIAL PHOTOGRAPH



## VICINITY MAP



## PROJECT TEAM

**OWNER:**  
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**STRUCTURAL ENGINEER:**

**INTERIORS:**

**MECHANICAL ENGINEER:**

## OCCUPANT LOAD

**OCCUPANT LOAD**  
 FLOOR AREA GROSS: THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION. (NOT INCLUDING VENT SHEETS AND COVERS INCLUDING CORRIDORS, STAIRWAYS, CLOSETS AND INTERIOR WALL THICKNESS COLUMNS OR OTHER FEATURES. ALSO INCLUDES THE USABLE AREA UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OR FLOOR ABOVE. (IE: PRIVATE OPEN SPACE/ DECKS)  
 \*\* FLOOR AREA NET: THE ACTUAL OCCUPIED AREA NOT INCLUDING UNOCCUPIED ACCESSORY AREAS SUCH AS CORRIDORS, STAIRWAYS, TOILET ROOMS, MECHANICAL ROOMS AND CLOSETS.

## OCCUPANT LOAD CALCULATIONS BY FLOOR (TABLE 1004.1.2)

PARKING GARAGES	OCCUPANT LOAD FACTOR	* FLOOR AREA	NUMBER OF OCCUPANTS		
200	GR05 5	4978 SQ. FT.	23 OCCUPANTS		
RESIDENTIAL GARAGE FLOOR					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	NUMBER OF OCCUPANTS		
200	GR05 5	361 SQ. FT.	2 OCCUPANTS		
RESIDENTIAL FIRST FLOOR					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	DECK	STORAGE	NUMBER OF OCCUPANTS
200	GR05 5	4968 SQ. FT.	733 SQ. FT.	35 SQ. FT.	1 OCCUPANTS
RESIDENTIAL SECOND FLOOR					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	DECK	STORAGE	NUMBER OF OCCUPANTS
200	GR05 5	4339 SQ. FT.	131 SQ. FT.	16 SQ. FT.	22 OCCUPANTS
RESIDENTIAL THIRD FLOOR					
RESIDENTIAL	OCCUPANT LOAD FACTOR	FLOOR AREA	DECK	STORAGE	NUMBER OF OCCUPANTS
200	GR05 5	3291 SQ. FT.	131 SQ. FT.	16 SQ. FT.	11 OCCUPANTS
<b>TOTAL</b>					<b>65 OCCUPANTS</b>

## SITE SERVICES

<b>WATER DISTRICT:</b>	CITY OF ISSAQUAH (425) 837-3070
<b>SEWER DISTRICT:</b>	CITY OF ISSAQUAH (425) 837-3070
<b>ELECTRICAL POWER:</b>	PUGET SOUND ENERGY (425) 452-1234
<b>NATURAL GAS:</b>	PUGET SOUND ENERGY (425) 452-1234
<b>TELEPHONE:</b>	CENTURYLINK (866) 603-6588
<b>SCHOOL DISTRICT:</b>	ISSAQUAH DISTRICT #411 (425) 837-7000
<b>FIRE DISTRICT:</b>	EASTSIDE FIRE AND RESCUE #71 (425) 313-3200 / 911
<b>POLICE:</b>	ISSAQUAH POLICE DEPARTMENT (425) 837-3200 / 911
<b>REFUSE PICK-UP:</b>	CLEANSCAPES 425-837-1234
<b>CABLE:</b>	COMCAST 1-800-266-2278

## DEV ADJUSTMENTS

IMC 18.07.300 BUILDING HEIGHT-INCREASE TO 50FT FROM MF-H ZONING OF 40FT MAXIMUM. CURRENT DESIGN AS PROPOSED WILL REQUIRE AN ADMINISTRATIVE ADJUSTMENT OF STANDARDS FOR HEIGHT TO ALLOW AN INCREASE OF 5'-10" +/- TO THE OVERALL HEIGHT. THE CURRENT CONCEPTUAL DESIGN FOR THE BUILDING GIVES A MORE DOMINANT 4 STORIES (NORTH ELEVATION) FRONTING E. SUNSET WHICH FITS IN TO THE NEIGHBORING PROJECTS BUILT IN THE LAST DECADE WHILE DECREASING THE HEIGHT AT THE REAR TO 2 STORIES OFF THE ALLEY WHICH SEPARATES THE MULTI-FAMILY ZONE FROM SINGLE FAMILY DUPLEX ZONE (SF-D 7.26 DU/ACRE). THE MAXIMUM BUILDING HEIGHT FOR THE FIRST 30 FEET FROM THE ALLEY PROPERTY LINE IS UNDER THE 30 FOOT MAX BUILDING HEIGHT OF THE ADJOINING LOWER DENSITY RESIDENTIAL ZONE PER IMC 18.07.300.

SUN & SHADOW ANALYSIS HAS BEEN PROVIDED AND SHOWS ADDITIONAL HEIGHT WOULD HAVE NO NEGATIVE AFFECT ON NEIGHBORING PROPERTY

## PROPOSED SITE AND ARCHITECTURAL CONCEPTS

TREE PRESERVATION: NO SIGNIFICANT TREES LOCATED ON SITE  
 MINIMUM TREE DENSITY REQUIRED PER SECTION IMC 18.12.1370(A): Minimum Tree Density Requirements = MULTIFAMILY DEVELOPMENT  
 SIGNIFICANT TREES: 4 \* PER 5,000 SQ. FT. = 13,200/5,000 = 2.64x4=10.56 = 11 REQUIRED.  
 LANDSCAPE CONCEPTS SEE LANDSCAPE DESIGN SHEET L1.1  
 VEHICLE PARKING WILL BE PRIMARILY LOCATE IN GARAGE. GUEST PARKING WILL BE ON-STREET LOCATED PARALLEL TO E. SUNSET WAY.  
 \* BICYCLE PARKING: 18.09.030 PROVISION OF REQUIRED PARKING.  
 BICYCLE PARKING SPACES EQUAL TO FIVE (5) PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES FOR THE FIRST THREE HUNDRED (300) REQUIRED AUTO STALLS  
 PROVIDED SPACES 16x5% = 1 BICYCLE STALL REQUIRED/ PROVIDED (SPACE TO BE LOCATED IN GARAGE)  
 \* CONCEPTUAL GRADING AND UTILITIES (CORRIDORS, LOCATION & APPROXIMATE CAPACITY): TO BE DETERMINED  
 \* WASTE FACILITIES- PRELIMINARY SIZE CALCULATIONS, LOCATIONS (WITHIN 200' OF EACH UNIT)  
 1.5 CU.YD. PER UNIT PER MONTH X 7 UNITS = 10.5 CU.YD. PER MONTH  
 10.5 CU.YD. / 4 WEEKS = 2.625 CU.YD. A WEEK  
 25% FOOD WASTE = .656 CU.YD. = (2) 64 GAL. CART (1/3 CU.YD.)  
 37% RECYCLABLES = .97125 CU.YD. = (2) 96 GAL. CART (1/2 CU.YD) OR (1) 1.5 CU.YD. ON ROLLERS  
 37% GARBAGE = .97125 CU.YD. = (2) 96 GAL. CART (1/2 CU.YD) OR (1) 1.5 CU.YD. ON ROLLERS  
 WASTE FACILITIES SHALL BE PROVIDED IN THE GARAGE NEAREST THE ALLEY FOR ROLL OUT BY APARTMENT MANAGER WEEKLY AND PICK UP BY RECOLOGY CLEANSCAPES  
 \* LOCATION OF VAULTS, EQUIPMENT, METERS, ETC...WHICH ARE OUTSIDE OF THE BUILDING AS WELL AS SCREENING TECHNIQUES: (TO BE DETERMINED)  
 \* ELECTRICAL PANELS WILL BE PROVIDED IN THE SW CORNER OF PARKING GARAGE ANY ELECTRICAL VAULTS ON PROPERTY SHALL BE SCREENED WITH VEGETATION.

## REVISIONS

NO.	DATE	PER	DESCRIPTION(S)

## SHEET INDEX

ARCHITECTURAL	
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A 2.1	PRELIMINARY SITE PLAN
A 2.2	CIRCULATION SITE PLAN
A 3.1	GARAGE AND FIRST FLOOR BUILDING PLAN
A 3.2	SECOND & THIRD FLOOR BUILDING PLAN
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A 4.2	BUILDING ELEVATIONS
A 4.3	BUILDING ELEVATIONS COLOR SCHEME
A 4.4	BUILDING ELEVATIONS COLOR SCHEME
A 5.1	PERSPECTIVES OF PROPOSED BUILDING
A 6.1	SUN AND SHADOW ANALYSIS

SURVEY	
1 OF 1 SURVEY	

CIVIL	
C1.0	COVER/ EX. CONDITIONS/ DEMO. SHEET
C2.0	TESC & GRADING PLAN
C3.0	DRAINAGE & UTILITY PLAN
C4.0	DETAILS
EX-A	EXHIBIT A

LANDSCAPE	
L1	LANDSCAPE PLAN



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**SUNSET 7 APARTMENTS**  
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 ISSAQUAH, WASHINGTON  
 CLIENT: THICK BRICK, LLC  
 19539 SE 513 STREET  
 ISSAQUAH, WA 98027  
 CONTACT: D.J. LOVERIDGE

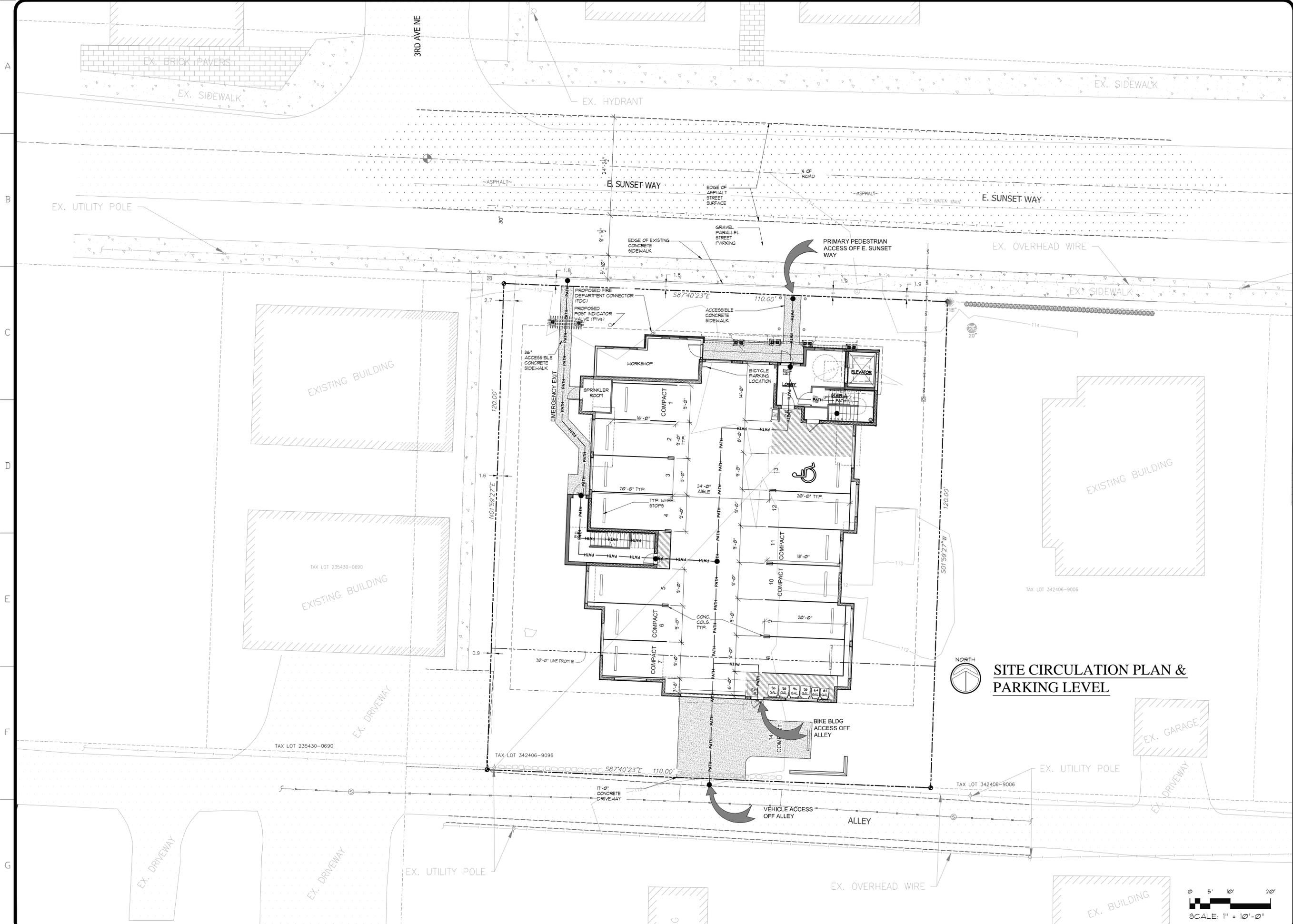
**COVER SHEET**

Date: 04-15-16  
 Drawn: RAG  
 Job #: 1422  
 Revisions: \_\_\_\_\_



A  
 1.1  
 SDP





**SITE CIRCULATION PLAN & PARKING LEVEL**



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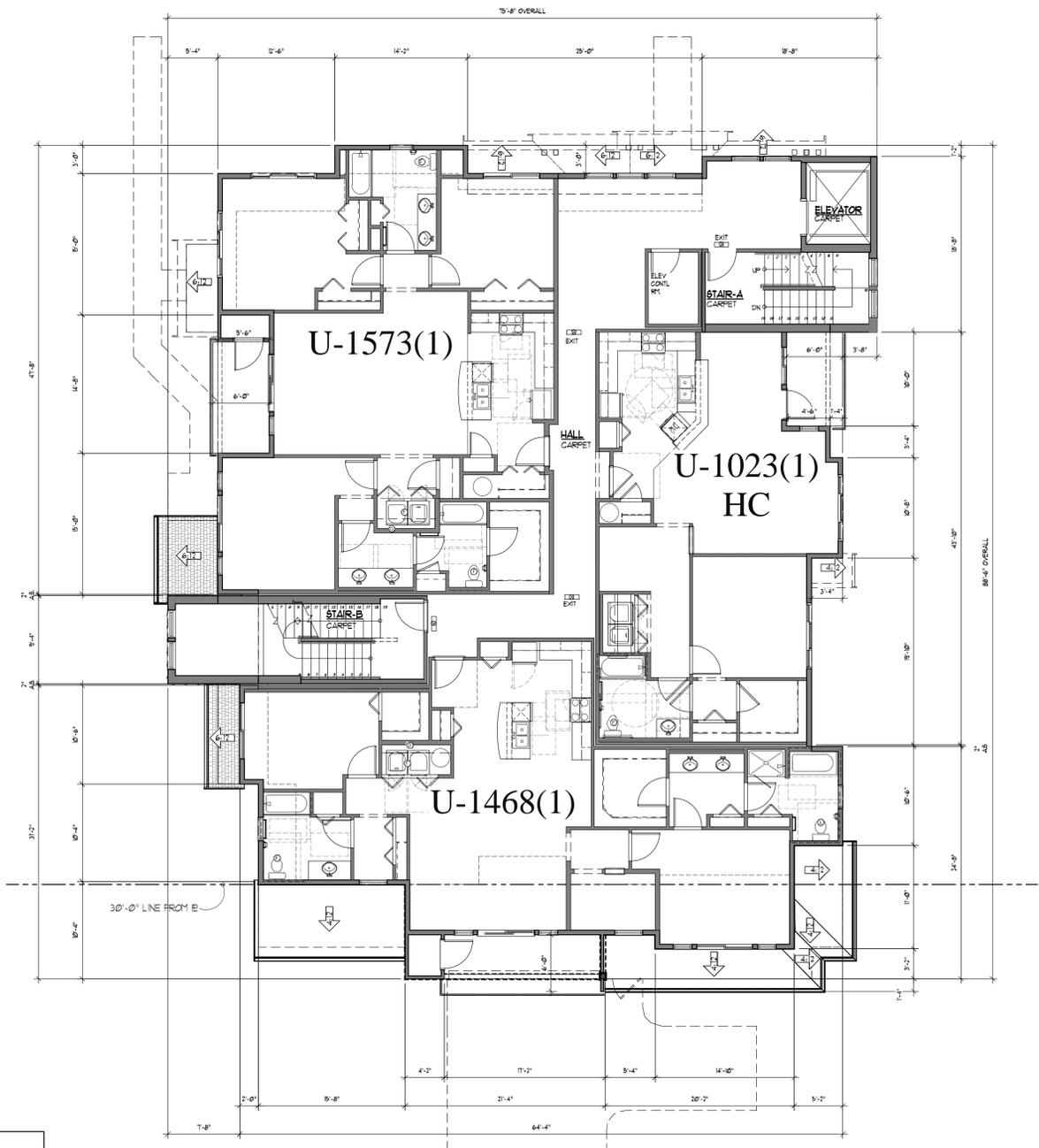
**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19530 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: DJ LOVERIDGE

**CIRCULATION SITE PLAN**

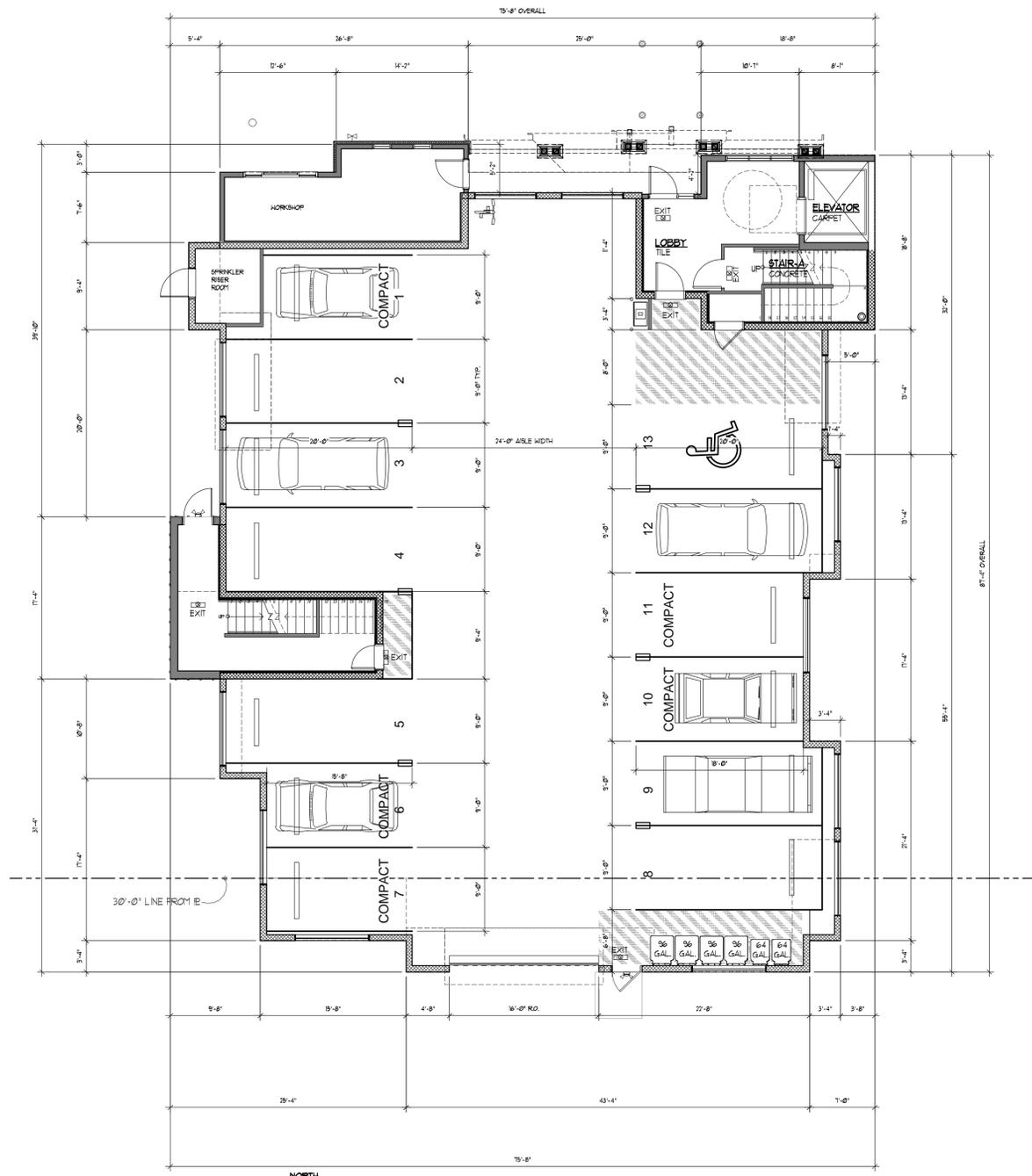
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Drawn:	RAG
Job #:	1422
Revisions:	



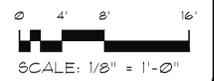
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**FIRST FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



**GARAGE FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



WALL ASSEMBLIES SEE SHEET AXXX  
DOOR SCHEDULES SEE SHT. AXXX  
WINDOW SCHEDULES SEE SHT. AXXX  
MASONRY WALLS WITH RIGID INSULATION



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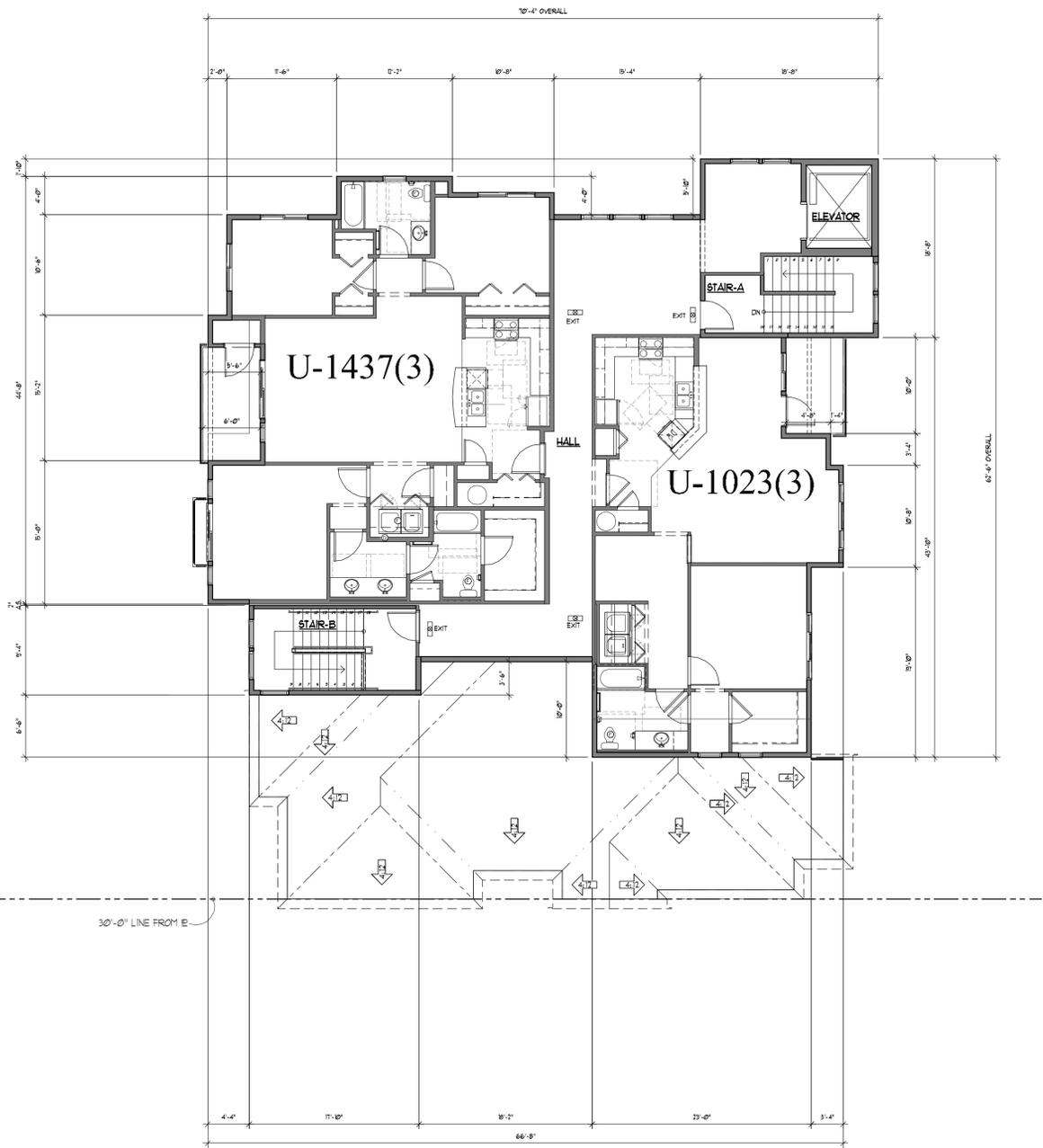


PLOTTED BY: REID  
K:\1422\_12\_18C\_MF-ISSAQUAH\ISSAQUAH APARTMENTS\SHEETS\2. PRELIM SECOND AND THIRD FLOOR\HEADINGS.PLT

**SUNSET 7 APARTMENTS**  
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ISSAQUAH, WA 98021  
CONTACT: DJ LOVERIDGE

**SECOND & THIRD FLOOR BUILDING PLAN**

Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:



**THIRD FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"

**LEGEND:**

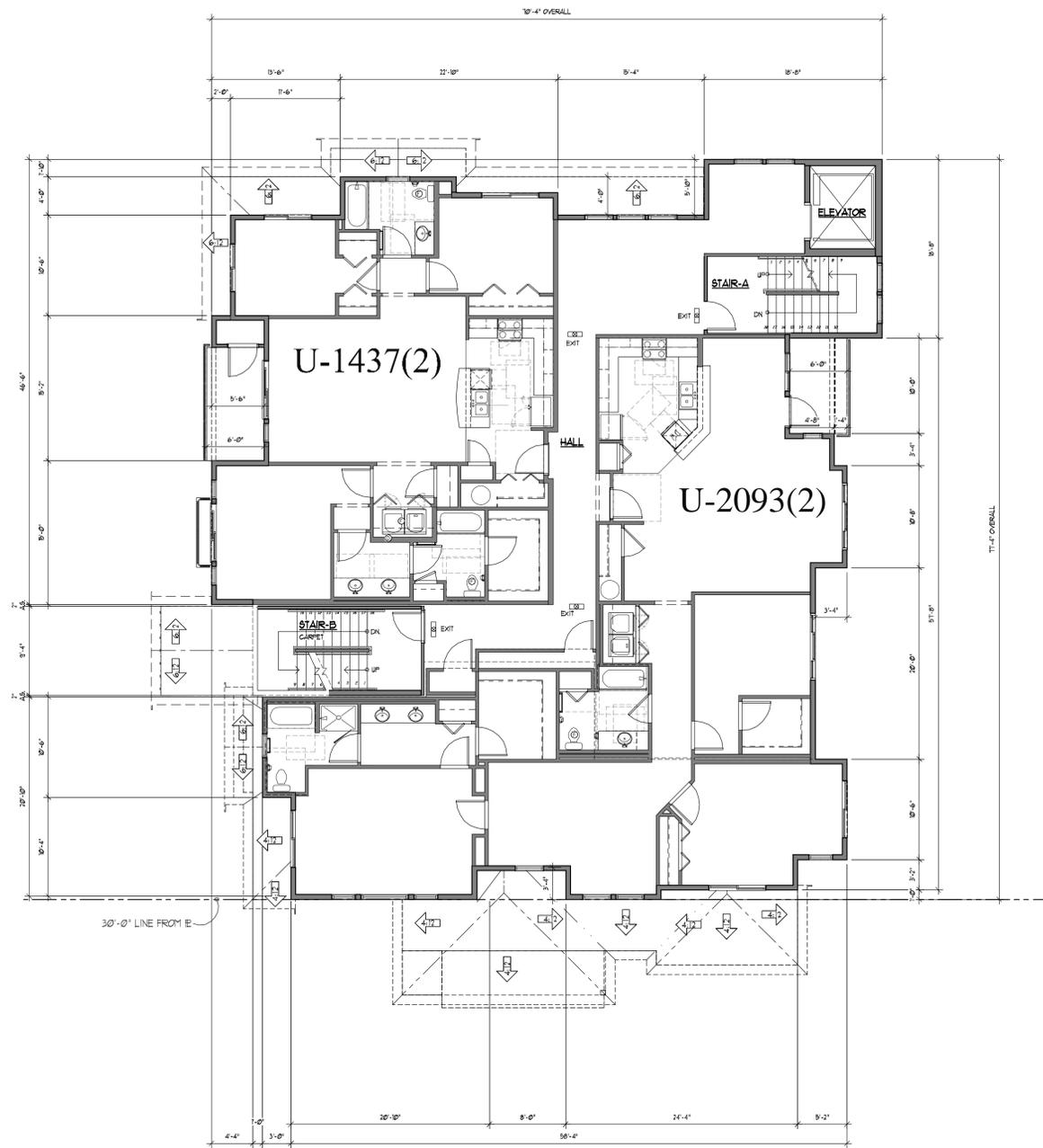
- XX WALL ASSEMBLIES SEE SHEET AXXX
- DOOR SCHEDULES SEE SHT. AXXXX
- WINDOW SCHEDULES SEE SHT. AXXXX
- MASONRY WALL
- MASONRY WALL WITH RIGID INSULATION
- IMPERVIOUS CONCRETE (EXTERIOR)

BUILDING SQUARE FOOTAGE (LIVING AREA ONLY) PER FLOOR (INCLUDING CORRIDOR, STAIR AND ELEVATOR)

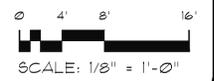
	GARAGE FLOOR	1ST FLOOR	2ND FLOOR	3RD FLOOR	TOTAL
BUILDING AREA:	* 361 SQ. FT.	4968 SQ. FT.*	4339 SQ. FT.	* 3251 SQ. FT.	13,122 SQ. FT.

**25% REDUCTION OF THE GROSS AREA FROM 2ND FLOOR TO 3RD FLOOR**

4339 x 25% x 3 = 3254.3 SF  
3251/4339 = 74.92%  
= 25.08% REDUCTION PROVIDED



**SECOND FLOOR BUILDING PLAN**  
SCALE: 1/8" = 1'-0"



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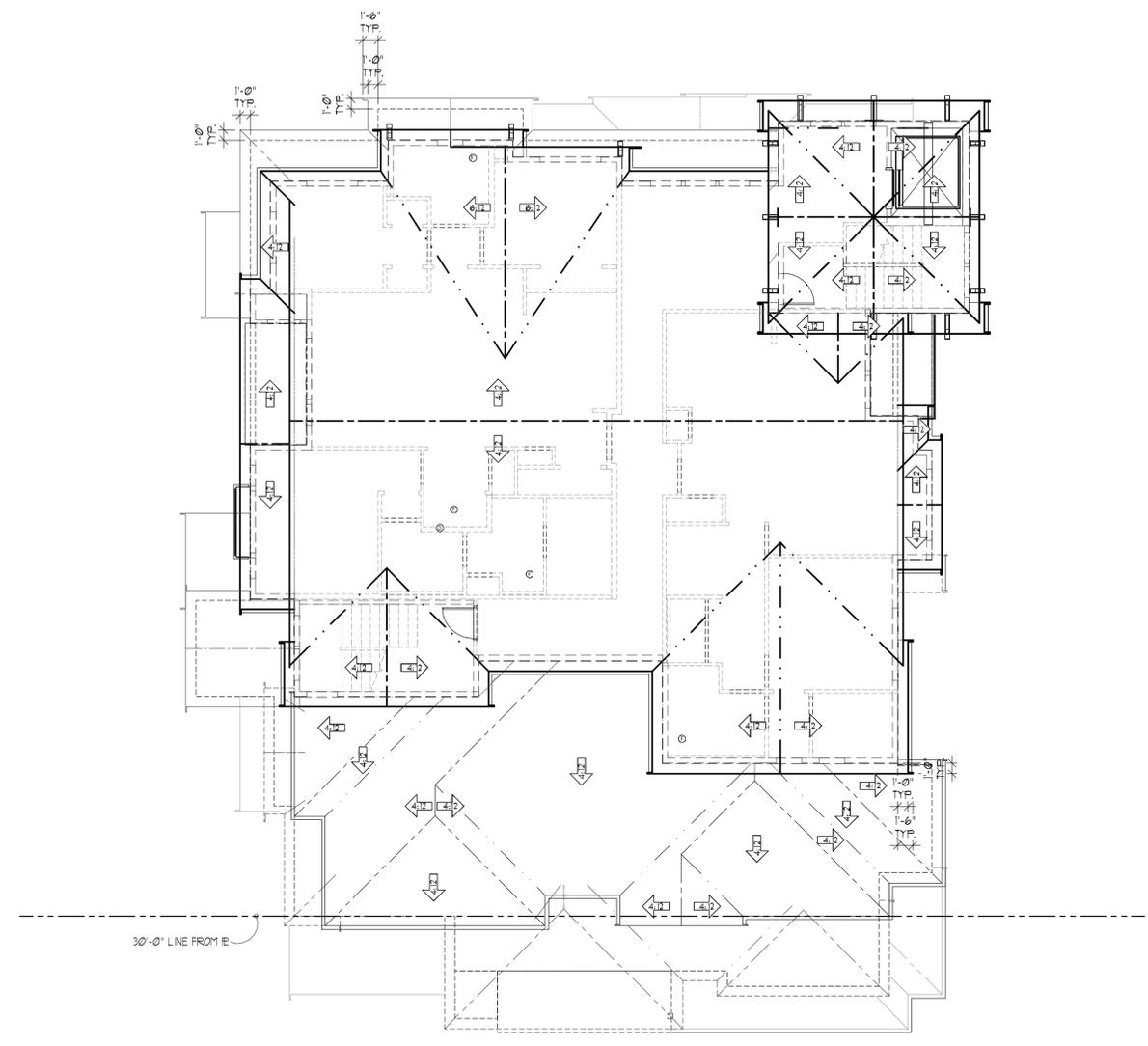
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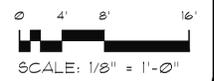
E

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**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



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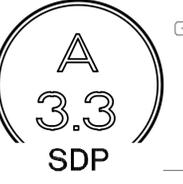
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CLIENT: THICK BRICK, LLC  
19538 SE 51ST STREET  
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**ROOF PLAN**

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	



10 9 8 7 6 5 4 3 2 1



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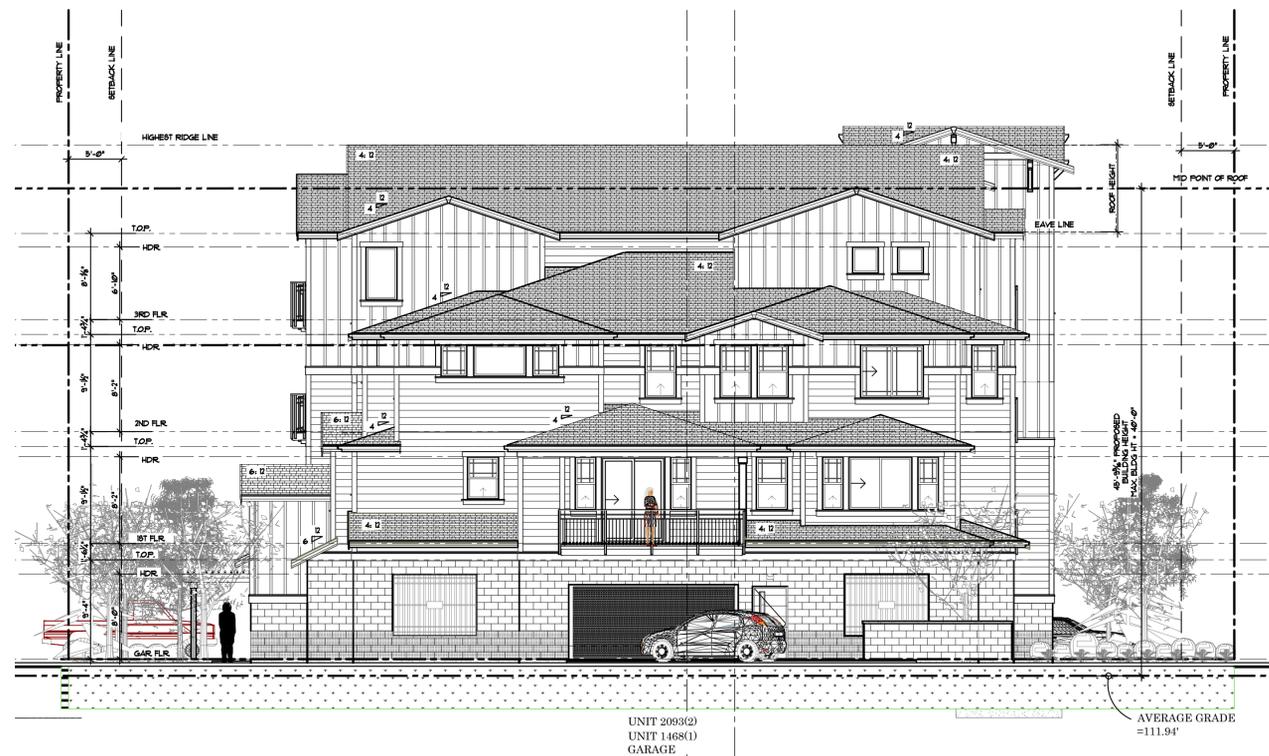
40'-0" BLDG HEIGHT FOR MF-H ZONING

30'-0" BLDG HEIGHT FOR SF-D ZONING



**WEST ELEVATION**

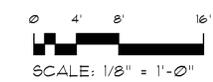
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"

ELEVATION SIDING LEGEND			
	ASPHALT COMP SHINGLES BRAND: FABCO PREMIER COLOR: FEATHER GREY		STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/1"x3" BATTS SPACED @16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846		SMOOTH FACE CONCRETE COLOR: GREY
	"HARDIBOARD" BEVELED SIDING W/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOWNING STONE SW 2821		SPLIT FACE CONCRETE COLOR: GREY



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Bellevue Washington 98005  
425.844.1446 - Fax 644.1921  
office@gmsarch.com

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**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
**ISSAQUAH, WASHINGTON**  
CLIENT: THICK BRICK, LLC  
18538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: P.J. LOVERIDGE

**BUILDING ELEVATIONS**

Date:	04-15-16
Drawn:	RAG
Job #:	1422
Revisions:	



K:\1422\_18\_IBC\_MF-ISSAQUAH\ISSAQUAH APARTMENTS\SHEETS\SITE DEVELOPMENT PERMIT SUBMISSION\4.2 PRELIM BLDG ELEV. SCHEME\_1.BIM.DWG 4/15/2016 2:55 PM



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E

F

G

40'-0"  
BLDG  
HEIGHT  
FOR MF-H  
ZONING

30'-0"  
BLDG  
HEIGHT  
FOR SF-D  
ZONING



UNIT 1437(3)  
UNIT 1437(2)  
UNIT 1573(1)  
GARAGE

STAIR B

UNIT 2093(2)  
UNIT 1468(1)  
GARAGE

AVERAGE GRADE  
=111.94'

### WEST ELEVATION

SCALE: 1/8" = 1'-0"



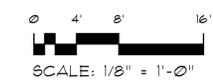
UNIT 2093(2)  
UNIT 1468(1)  
GARAGE

AVERAGE GRADE  
=111.94'

### SOUTH ELEVATION

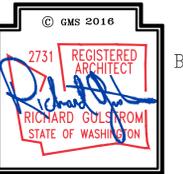
SCALE: 1/8" = 1'-0"

ELEVATION COLOR SIDING LEGEND	
	ASPHALT COMP SHINGLES BRAND: PARCO PREMIER COLOR: FENTER GREY
	BOARD & BATTEN SIDING 16" HARDIE PANELS 14 1/2" BATTIS SPACED @16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846
	"HARDIBOARD" BEVELED SIDING w/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOWNING STONE SW 2821
	CORNER/ WINDOW/ ACCENT TRIM AND ROOF FASCIA & GUTTERS COLOR: SHERWIN WILLIAMS SAGE GREEN LIGHT SW 2851
	STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	SMOOTH FACE CONCRETE COLOR: GREY
	SPLIT FACE CONCRETE COLOR: GREY
	METAL GARAGE ACCENT COLOR: RED
	ELASTOMERIC DECK COATING COLOR: SHERWIN WILLIAMS POPULAR GREY SW 6071



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**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 385 E. SUNSET WAY  
**ISSAQUAH, WASHINGTON**  
CLIENT: THICK BRICK, LLC  
18538 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: D.J. LOVERIDGE

**BUILDING ELEVATIONS  
COLOR SCHEME**

Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:



10

9

8

7

6

5

4

3

2

1

# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M. CITY OF ISSAQUAH, STATE OF WASHINGTON

355 E. SUNSET WAY, ISSAQUAH WA.

ISSAQUAH



WASHINGTON



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE

ELEVATION COLOR SIDING LEGEND	
	ASPHALT COMP SHINGLES BRAND: PABCO PREMIER COLOR: FETTER GREY
	BOARD & BATTEN SIDING 16" HARDIE PANELS W/1X3" BATTIS SPACED #16" O.C. COLOR: SHERWIN WILLIAMS ROYCROFT BRONZE GREEN SW 2846
	"HARDIBOARD" BEVELED SIDING W/ 8" EXPOSURE COLOR: SHERWIN WILLIAMS DOHNING STONE SW 2821
	CORNER/ WINDOW/ ACCENT TRIM AND ROOF FASCIA & GUTTERS COLOR: SHERWIN WILLIAMS SAGE GREEN LIGHT SW 2821
	STONE VENEER SIDING COLOR AND PATTERN: CULTURED STONE SOUTHERN LEDGESTONE BUCKS COUNTY
	SMOOTH FACE CONCRETE COLOR: GREY
	SPLIT FACE CONCRETE COLOR: GREY
	METAL GARAGE ACCENT COLOR: RED
	ELASTOMERIC DECK COATING COLOR: SHERWIN WILLIAMS POPULAR GREY SW 6071



SOUTHWEST PERSPECTIVE



SOUTHEAST PERSPECTIVE



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Institute of Architects



4/15/2016 3:03 PM  
**SUNSET 7 APARTMENTS**  
 PROJECT ADDRESS: 355 E. SUNSET WAY  
**ISSAQUAH, WASHINGTON**  
 CLIENT: THICK BRICK, LLC  
 19530 SE 51ST STREET  
 ISSAQUAH, WA 98021  
 CONTACT: DJ LOVERIDGE

**PERSPECTIVES OF  
PROPOSED BUILDING**

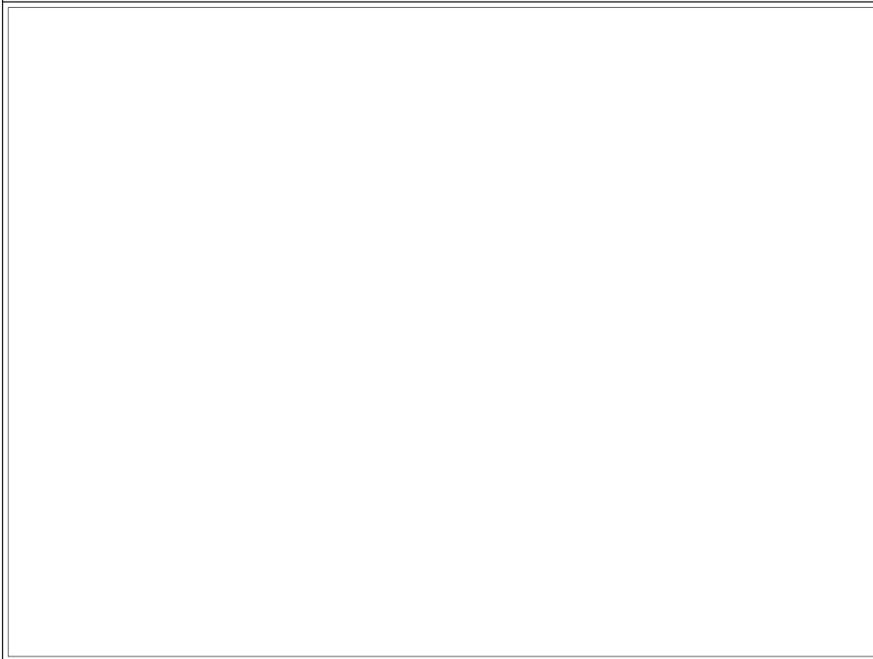
Date: 04-15-16  
 Drawn: RAG  
 Job #: 1422  
 Revisions:



# SUNSET 7 APARTMENTS

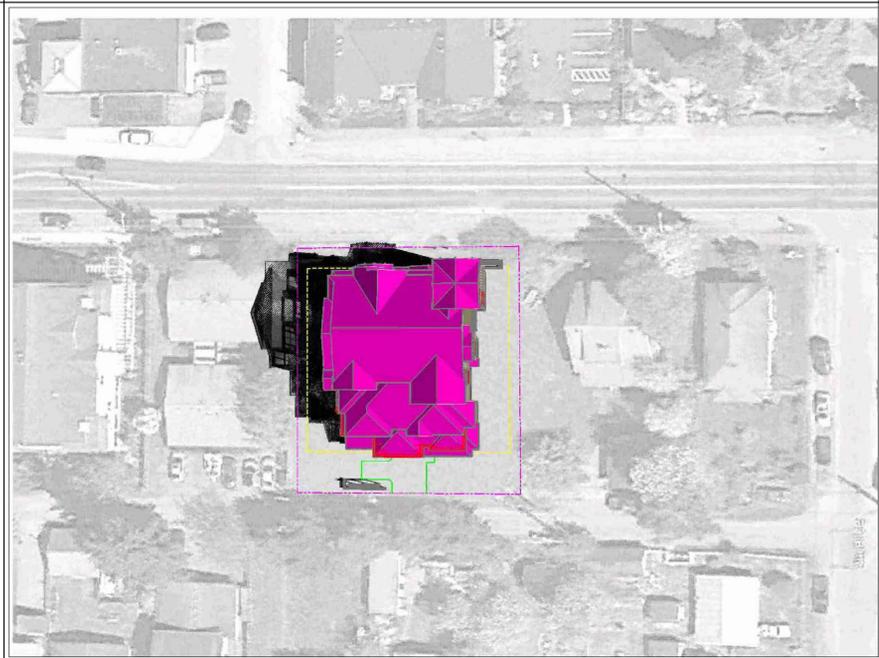
355 E. SUNSET WAY, ISSAQUAH WA.  
SUN AND SHADOW ANALYSIS

SUN STUDY BASED ON -MAY 5



4 SUN AND SHADOW @ 3:00 PM  
SCALE: NTS

2 SUN AND SHADOW @ 11:00 AM  
SCALE: NTS



5 SUN AND SHADOW @ 5:00 PM  
SCALE: NTS

3 SUN AND SHADOW @ 1:00 PM  
SCALE: NTS

1 SUN AND SHADOW @ 9:00 AM  
SCALE: NTS



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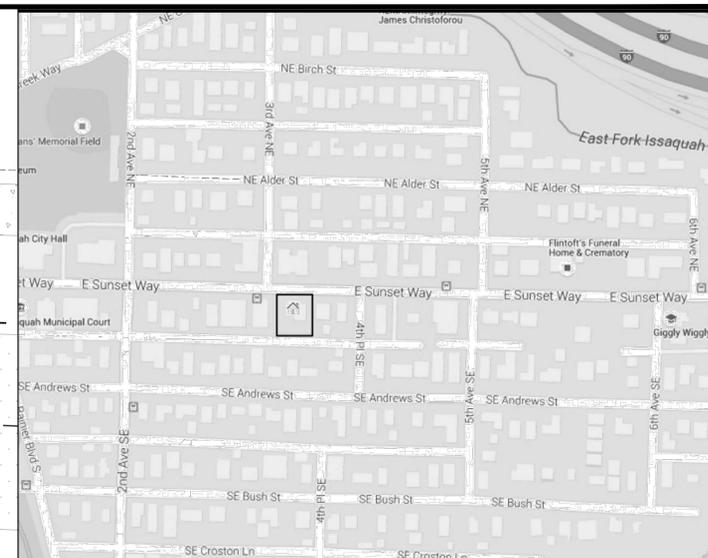
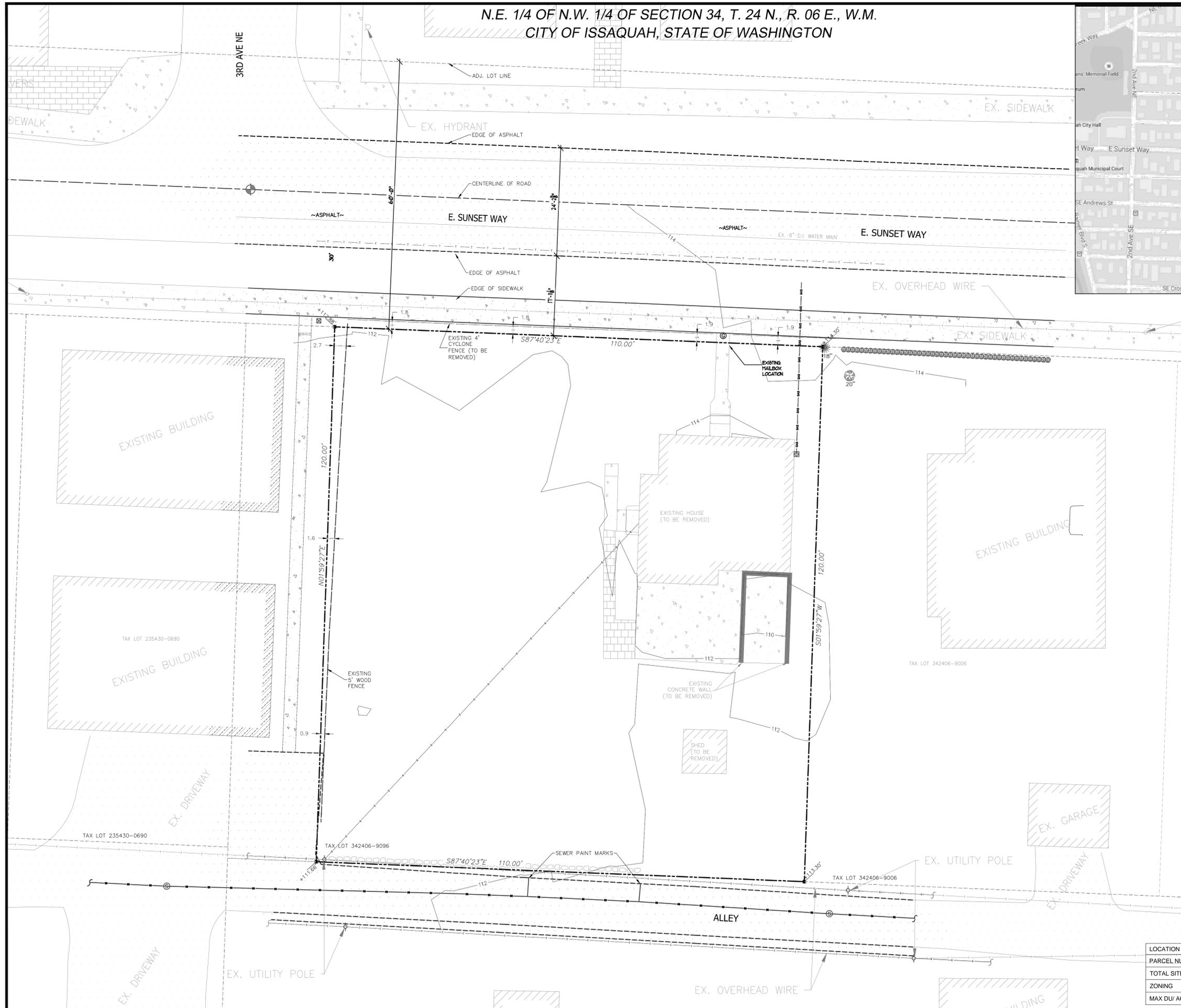
**SUNSET 7 APARTMENTS**  
PROJECT ADDRESS: 355 E. SUNSET WAY  
ISSAQUAH, WASHINGTON  
CLIENT: THICK BRICK, LLC  
19530 SE 51ST STREET  
ISSAQUAH, WA 98021  
CONTACT: DJ LOVERIDGE

**SUN AND SHADOW ANALYSIS**

Date: 04-15-16  
Drawn: RAG  
Job #: 1422  
Revisions:



N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE 110 FEET; THENCE SOUTH 120 FEET; THENCE WEST 110 FEET; THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

DATUM

NAVD 88

BENCHMARK

1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FOGTITE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY ELEVATION=94.15 FEET

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090

LEGEND

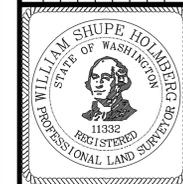
- ☒ GAS METER
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE
- ⊠ POWER BOX
- ⊕ GATE
- ▬ 6' WIDE 4' HIGH HEDGE
- 🌳 HOLLY TREE
- 🌲 PINE TREE
- FIBER OPTIC LOCATE
- OVERHEAD POWER LINE



SCALE 1" = 10'

LOCATION	355 E. SUNSET WAY, ISSAQUAH WA.
PARCEL NUMBER	342406-9006
TOTAL SITE AREA	13,200 SQ. FT. (0.303 ACRES)
ZONING	MF-H MULTI-FAMILY HIGH (29 DU/ACRE)
MAX DU/ACRE	29 DU / 0.303 ACRES = 8.787 UNITS

REVISIONS	DESCRIPTION	BY	DATE

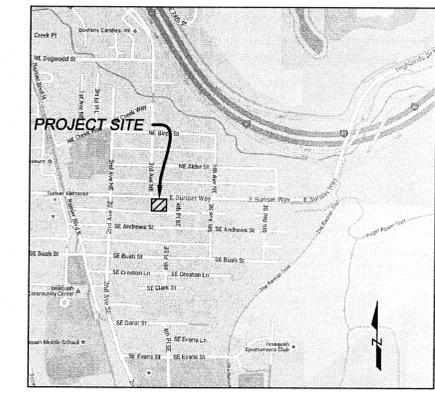
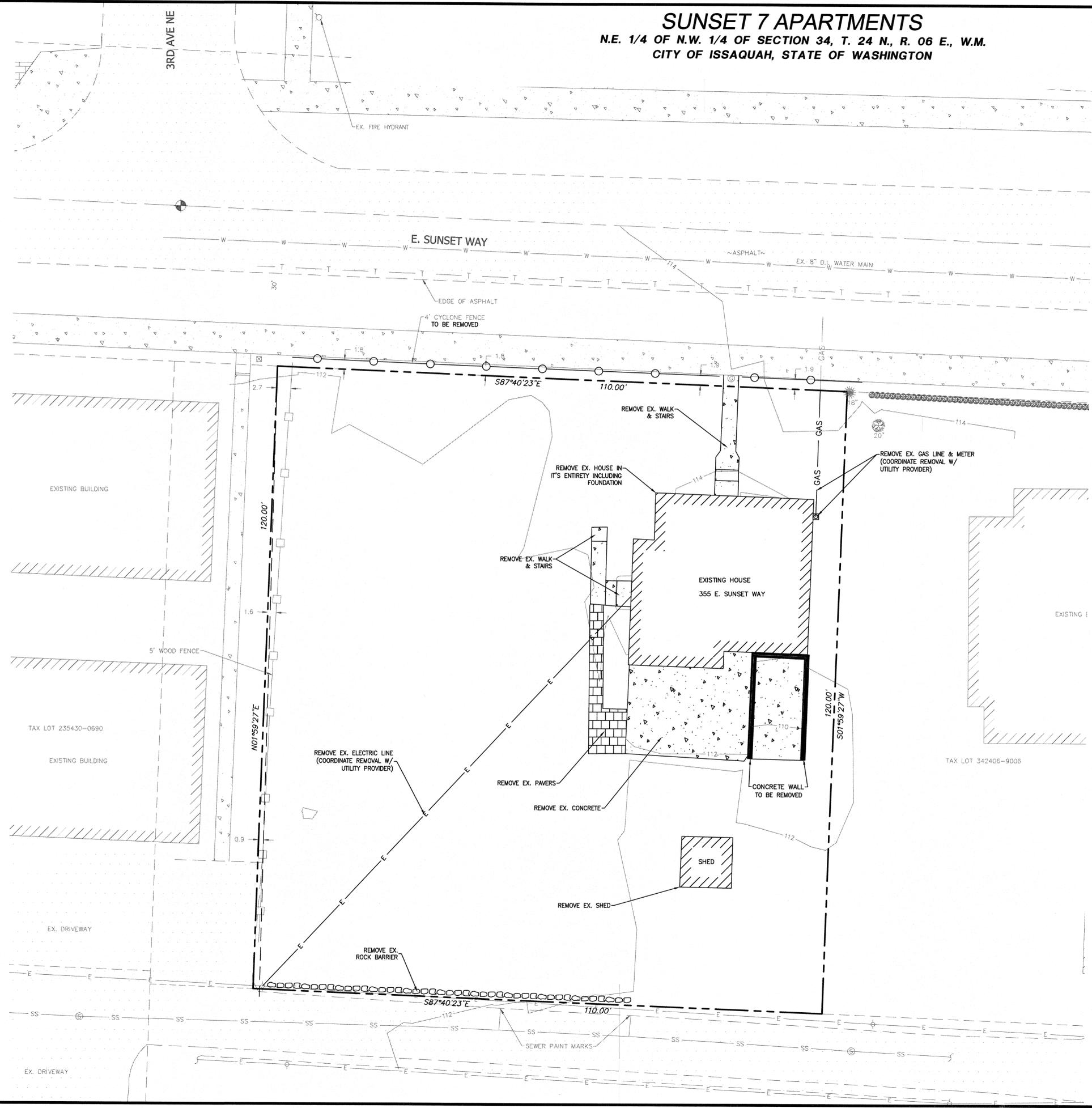


DJ LOVERIDGE  
355 E. SUNSET WAY  
BOUNDARY/TOPOGRAPHY PLAN

**ENCOMPASS**  
ENGINEERING & SURVEYING  
Western Washington Division  
185 NE Juniper Street, Suite 210 - Issaquah, WA 98027 • Phone: (425) 392-0230 • Fax: (425) 391-3055  
Eastern Washington Division  
108 East 2nd Street - Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	14642
DATE	9/24/14
SCALE	1"=10'
DESIGNED	WSH
DRAWN	JEF
CHECKED	WSH
APPROVED	WSH
SHEET	1 OF 1

**SUNSET 7 APARTMENTS**  
 N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
 CITY OF ISSAQUAH, STATE OF WASHINGTON



VICINITY MAP  
N.T.S.

**LEGAL DESCRIPTION:**

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SETION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF MILL STREET, WHICH IS 30 FEET SOUTH AND EAST OF THE NORTHWEST CORNER OF SAID SUBDIVISION;  
 THENCE EAST ALONG SAID SOUTH LINE 110 FEET;  
 THENCE SOUTH 120 FEET;  
 THENCE WEST 110 FEET;  
 THENCE NORTH 120 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**VERTICAL DATUM:**

NAVD 88

**BENCHMARK:**

1" BRASS DISK WITH PUNCH MARK, SET 1.72' BELOW GRADE, IN A FORTITE MONUMENT CASE LOCATED IN THE CENTER OF THE INTERSECTION OF FRONT STREET AND SUNSET WAY ELEVATION=94.15 FEET

**CONTRACTOR RESPONSIBILITY:**

CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

**DISCREPANCIES:**

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

**PROJECT INFORMATION:**

**OWNER:** WHICH IS PROMISE, LLC  
 19338 SE 51st STREET  
 ISSAQUAH, WA 98027  
 (425) 453-2088  
 CONTACT: PAUL LOVERIDGE

**ENGINEER:** ENCOMPASS ENGINEERING & SURVEYING  
 165 NE JUNIPER STREET, SUITE 201  
 ISSAQUAH, WA 98027  
 (425) 392-0250  
 CONTACT: BARRY CONSTANT, P.E.

**TAX PARCEL NUMBER:** 3424069096

**GROSS SITE AREA:** ±13,200 S.F. (0.30 AC.)

**PROPOSED USE:** MULTI-FAMILY (HIGH) RESIDENTIAL

**WATER & SEWER SERVICE:** CITY OF ISSAQUAH

**SITE DATA:**

**PROPOSED BUILDING SETBACK:**

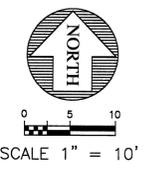
FRONT YARD: 10' (20' TO GARAGE)

SIDE YARD: 5'

REAR YARD: 20'

**PROPOSED SITE CONDITION:**

NEW IMPERVIOUS AREA: 6,546 S.F. (0.15 AC.)

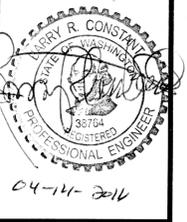


**SHEET INDEX:**

TITLE	
COVER / EX. CONDITIONS / DEMO. SHEET	C1.0
TESC & GRADING PLAN	C2.0
DRAINAGE & UTILITY PLAN	C3.0
DETAILS	C4.0



REVISIONS	DESCRIPTION	BY	DATE
INITIAL SUBMITTAL		BRC	02/07/2016



**SUNSET 7 APARTMENTS**  
 THICK BRICK, LLC

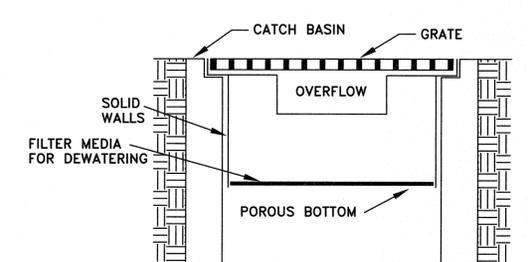
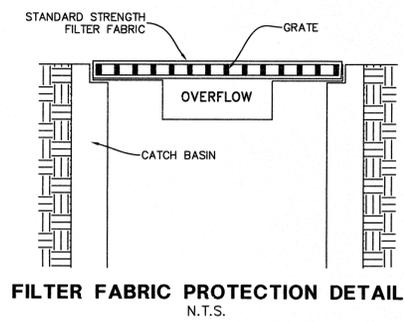
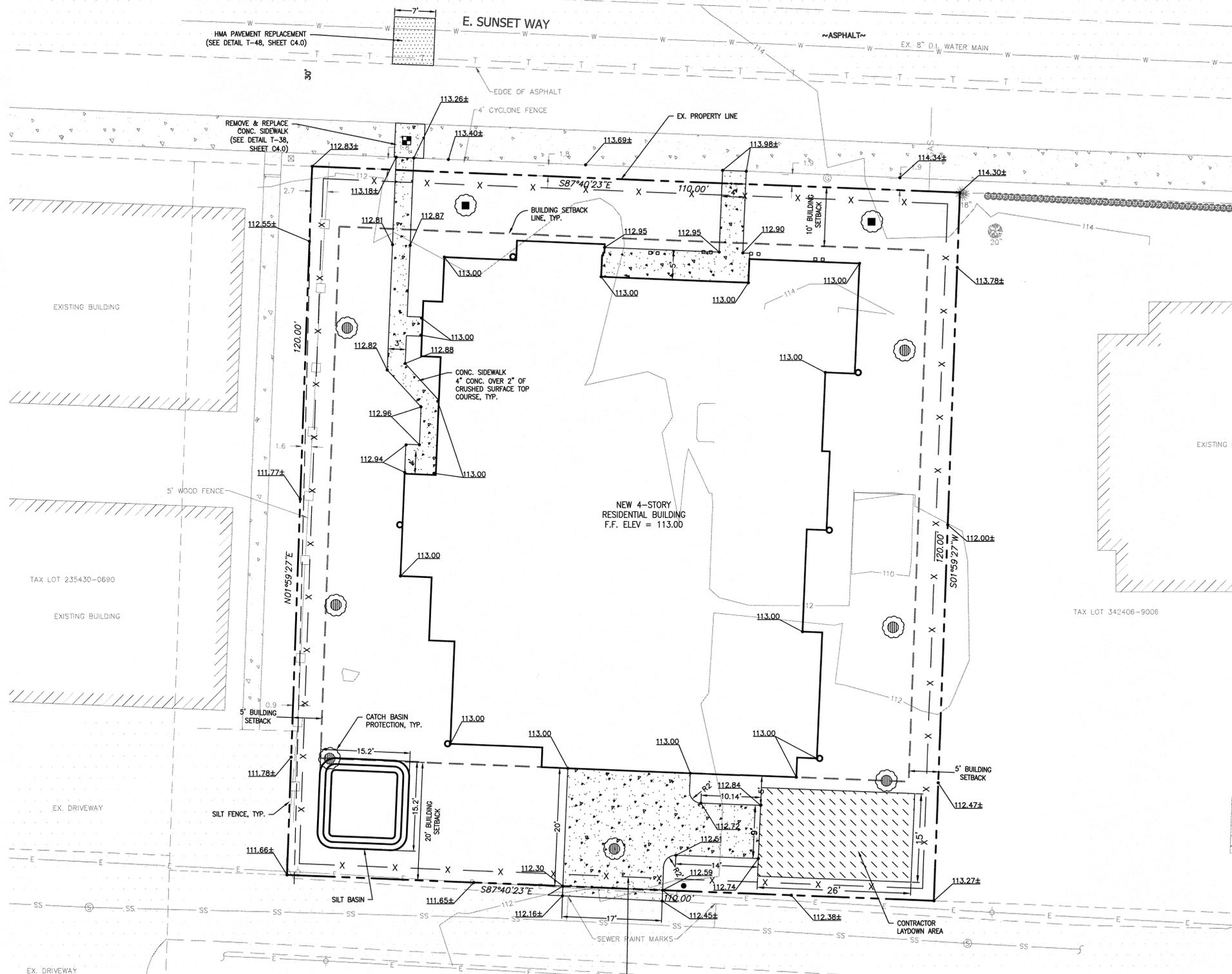
**COVER / EX. CONDITIONS / DEMO. SHEET**

**Encompass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-13055  
 Eastern Washington Division  
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

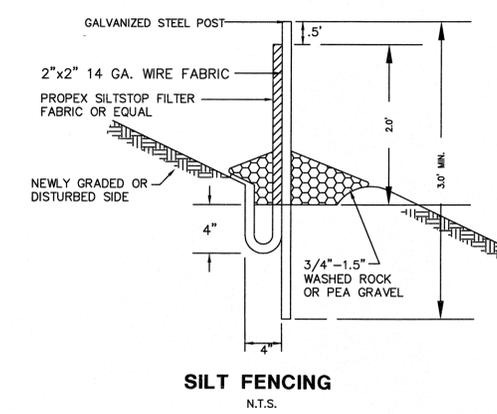
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DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	<b>C1.0</b>

**SUNSET 7 APARTMENTS**  
 N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
 CITY OF ISSAQUAH, STATE OF WASHINGTON



- MAINTENANCE STANDARDS**
1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULED OFF-SITE.
  2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE INSERT SHALL BE REMOVED WHEN THE SEDIMENT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
  3. REGULAR MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. UNLIKE MANY FORMS OF PROTECTION THAT FAIL GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUDDENLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.
  - 4.

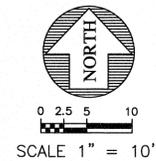
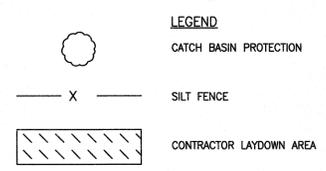
NOTE: THIS DETAIL IS ONLY SCHEMATIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 0.5 C.F. OF STORAGE, THE MEANS TO DEWATER THE STORED SEDIMENT, AN OVERFLOW, AND CAN BE EASILY MAINTAINED.



**RECOMMENDED CONSTRUCTION SEQUENCE:**

- (1) PRE-CONSTRUCTION MEETING.
- (2) FLAG OR FENCE CLEARING LIMITS.
- (3) POST NOTICE OF CONSTRUCTION ACTIVITY SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
- (4) INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- (5) GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- (6) INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- (7) CONSTRUCT SEDIMENT PONDS AND TRAPS.
- (8) GRADE AND STABILIZE CONSTRUCTION ROADS.
- (9) CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- (10) MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF ISSAQUAH STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- (11) RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY OF ISSAQUAH EROSION AND SEDIMENT CONTROL STANDARDS.
- (12) COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- (13) STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- (14) SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- (15) UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMPs REMOVED IF APPROPRIATE.

**NOTE:**  
 ALLEY LOCATED ALONG SOUTH PROPERTY LINE SHALL BE SOLE ACCESS ROAD FOR SUNSET 7 APARTMENTS CONSTRUCTION HAUL AND WORKER TRAFFIC TO ACCESS THE SITE, UNLESS THE APPLICANT CAN SHOW USE OF THIS ROAD IS NOT PHYSICALLY FEASIBLE OR IS HAZARDOUS DUE TO WEATHER AND/OR ROAD CONDITIONS FOR EQUIPMENT AND THE CITY APPROVES AN ALTERNATE ROUTE. CONTRACTORS WILL BE REQUIRED TO GIVE NOTICE TO CITY DURING PERMIT APPLICATION AND REVIEW PROCESS SHOULD THE USE OF E. SUNSET WAY FOR SITE ACCESS BE DEEMED NECESSARY AND APPROPRIATE DURING CONSTRUCTION; HOWEVER, ADDITIONAL CONTRACTOR REQUEST AND CITY REVIEW MAY OCCUR DURING CONSTRUCTION. NO CONSTRUCTION PARKING SHALL BE ALLOWED ON E. SUNSET WAY.



REVISIONS	DATE	BY	DESCR
INITIAL SUBMITTAL	02/07/2016	BRC	



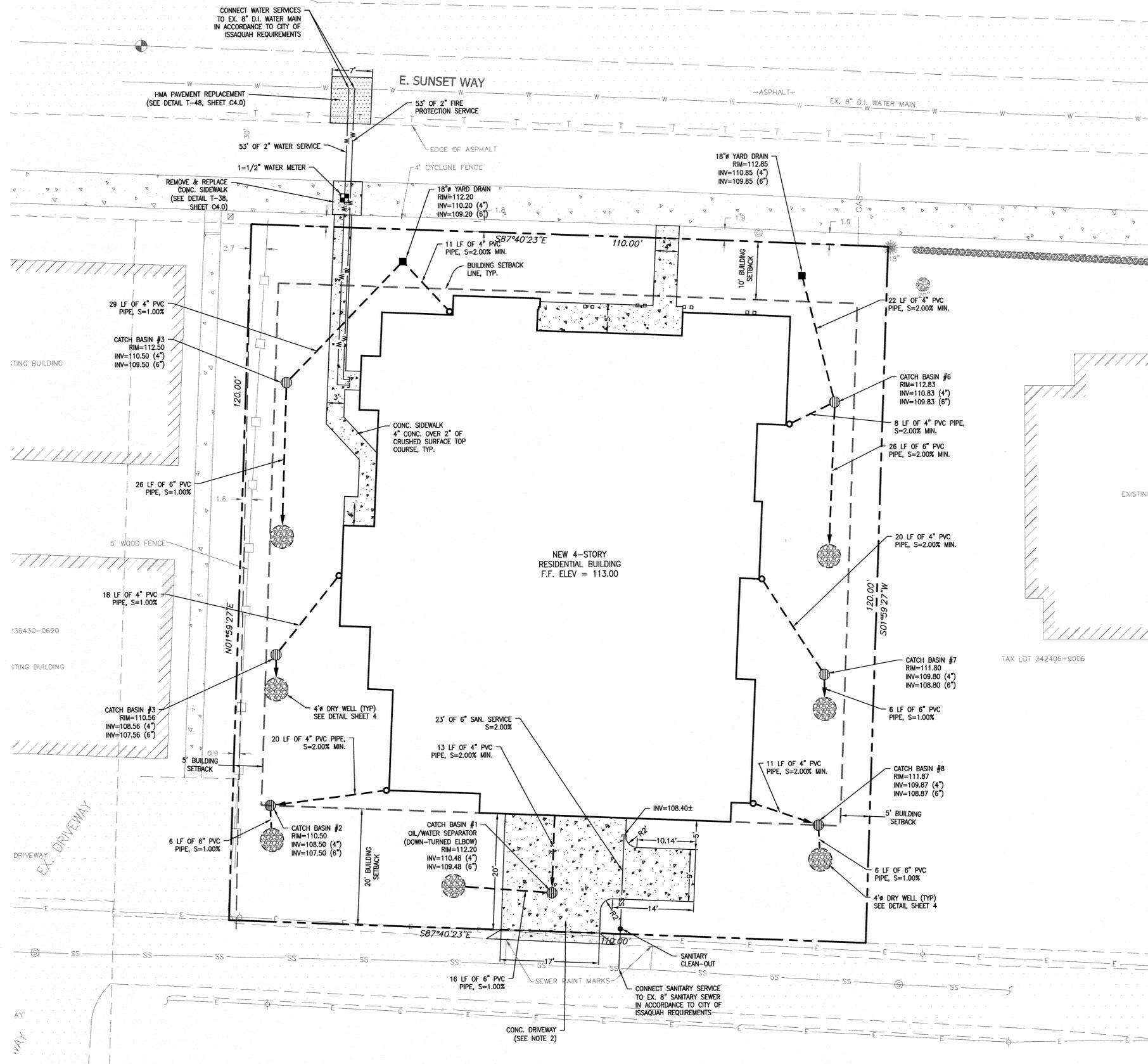
**SUNSET 7 APARTMENTS**  
 THICK BRICK, LLC  
 TESC & GRADING PLAN

**Encompass**  
 ENGINEERING & SURVEYING

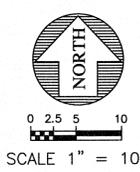
Western Washington Division  
 165 NE Juniper Street, Suite 201 - Issaquah, WA 98022 • Phone: (509) 674-7433 • Fax: (509) 674-7419  
 Eastern Washington Division  
 407 Swiftwater Blvd. - Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	C2.0

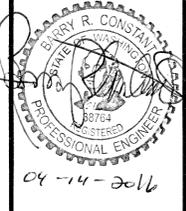
**SUNSET 7 APARTMENTS**  
 N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
 CITY OF ISSAQUAH, STATE OF WASHINGTON



- CONSTRUCTION NOTES:**
- HMA PAVEMENT REPLACEMENT SHALL BE OF THE SAME COMPOSITION AND THICKNESS AS THE EXISTING PAVEMENT IT ABUTS. ALL HMA ASPHALT SHALL BE COMPACTED TO 95% MAX. DENSITY. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.
  - CONCRETE DRIVEWAY PAVEMENT SHALL BE P.C.C. CLASS 3000 (AIR ENTRAINED) OVER 4" CSTC BASE. BASE COURSE AND SUBGRADE SHALL BE COMPACTED TO 95% MODIFIED PROCTOR. CONCRETE PAVEMENT SHALL BE BRUSHED TRANSVERSELY WITH A FIBER OR WIRE BRUSH OF A TYPE APPROVED BY THE ENGINEER.
  - ALL REPLACEMENT SIDEWALK SHALL BE OF THE SAME TYPE AND THICKNESS AS THE EXISTING SIDEWALK WHICH IT ABUTS. ALL SUBGRADE AND BASE FOR THE INSTALLATION SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.



REVISIONS	DATE	BY	DESCRIPTION
INITIAL SUBMITTAL	02/01/2016	BRC	



**SUNSET 7 APARTMENTS**  
 THICK BRICK, LLC  
**DRAINAGE & UTILITY PLAN**

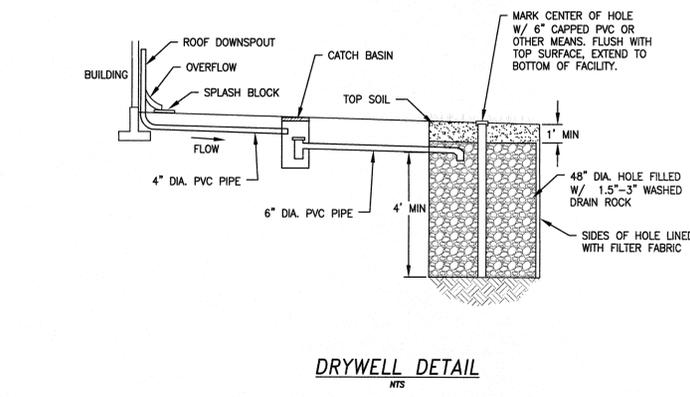
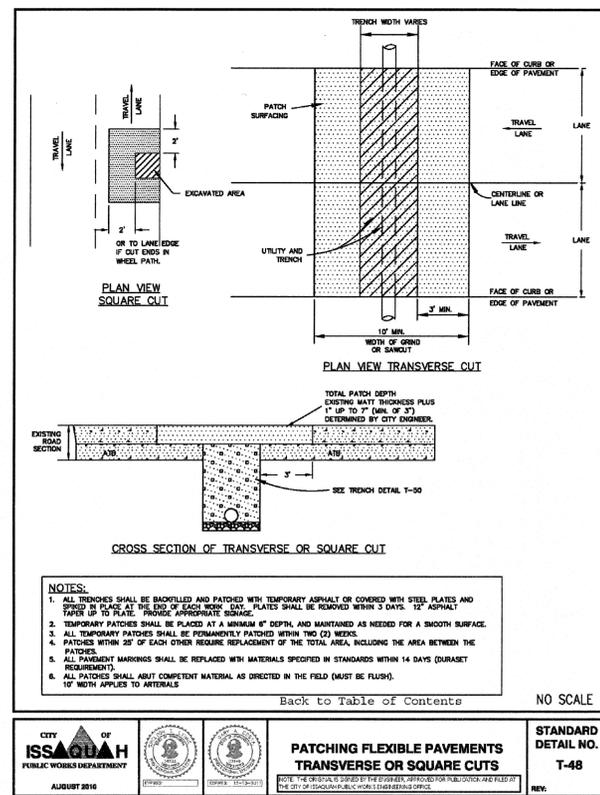
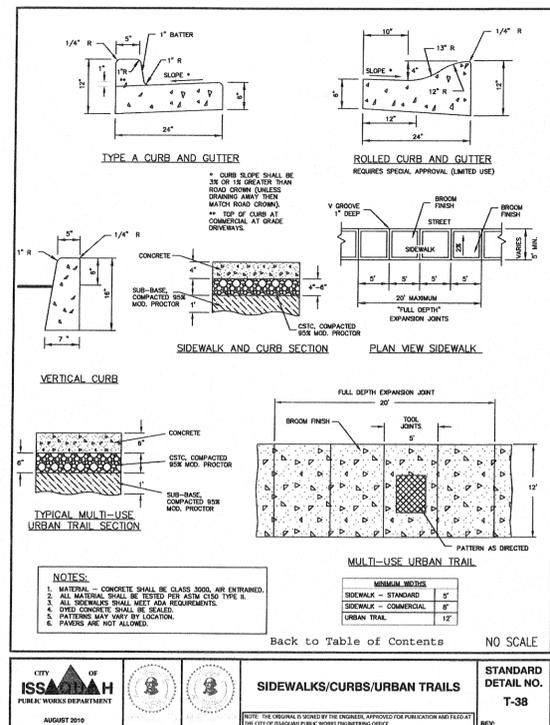
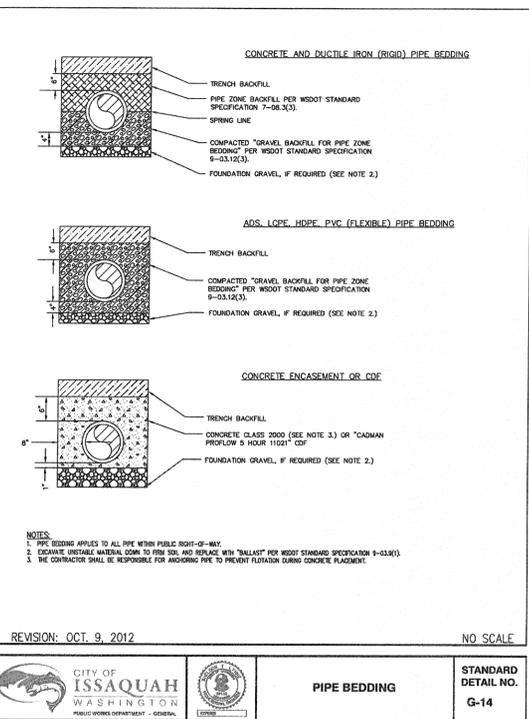
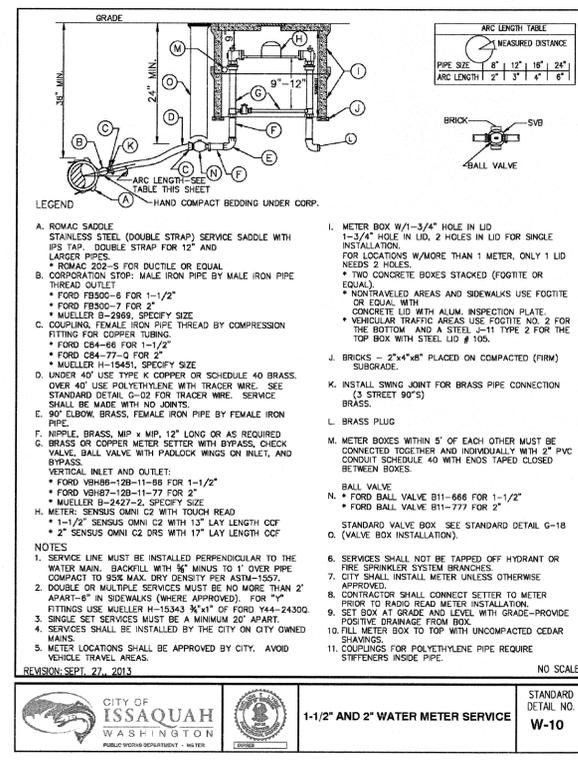
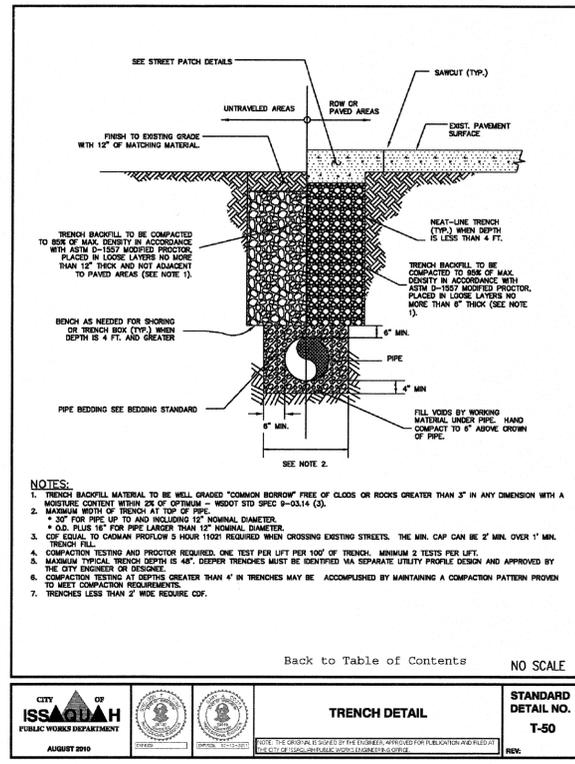
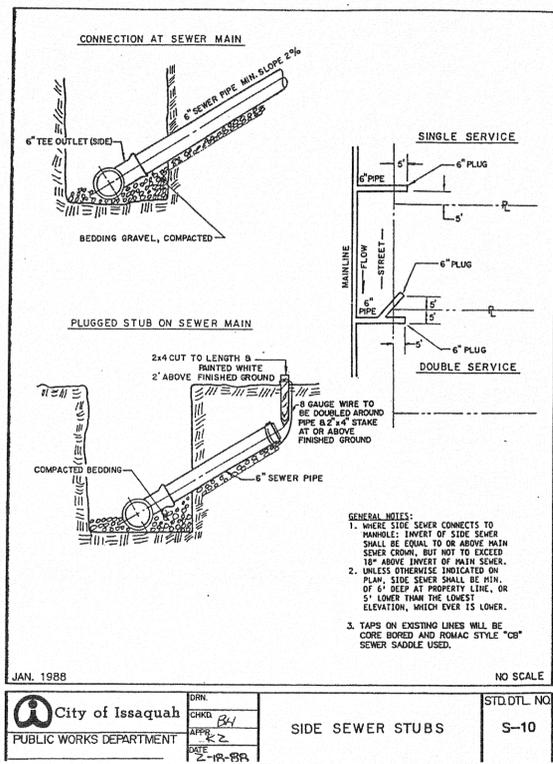
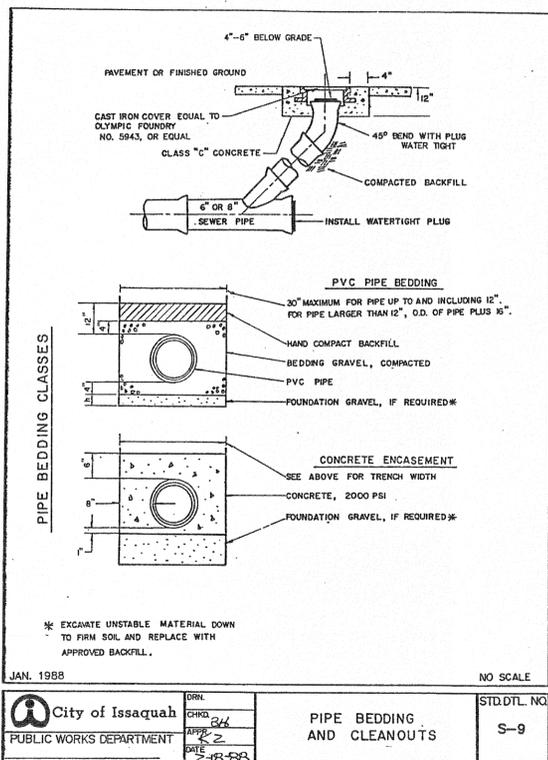
**Compass**  
 ENGINEERING & SURVEYING

Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0530 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Southwest Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	1"=10'
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	<b>C3.0</b>

# SUNSET 7 APARTMENTS

N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
CITY OF ISSAQUAH, STATE OF WASHINGTON



**GENERAL NOTE:**  
EXCEPT AS OTHERWISE NOTED HEREIN, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS APPROVED BY THE CITY AND AS RECOMMENDED IN APPLICABLE AMERICAN WATERWORKS ASSOCIATION (AWWA) SPECIFICATIONS AND/OR THE WASHINGTON STATE CHAPTER, AMERICAN PUBLIC WORKS ASSOCIATION (APWA), AND/OR WASHINGTON STATE DEPT. OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND/OR ISSAQUAH WATER STANDARDS, AND ACCORDING TO THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL OR EQUIPMENT USED.

REVISIONS	DATE	BY
INITIAL SUBMITTAL	02/20/2016	BRC

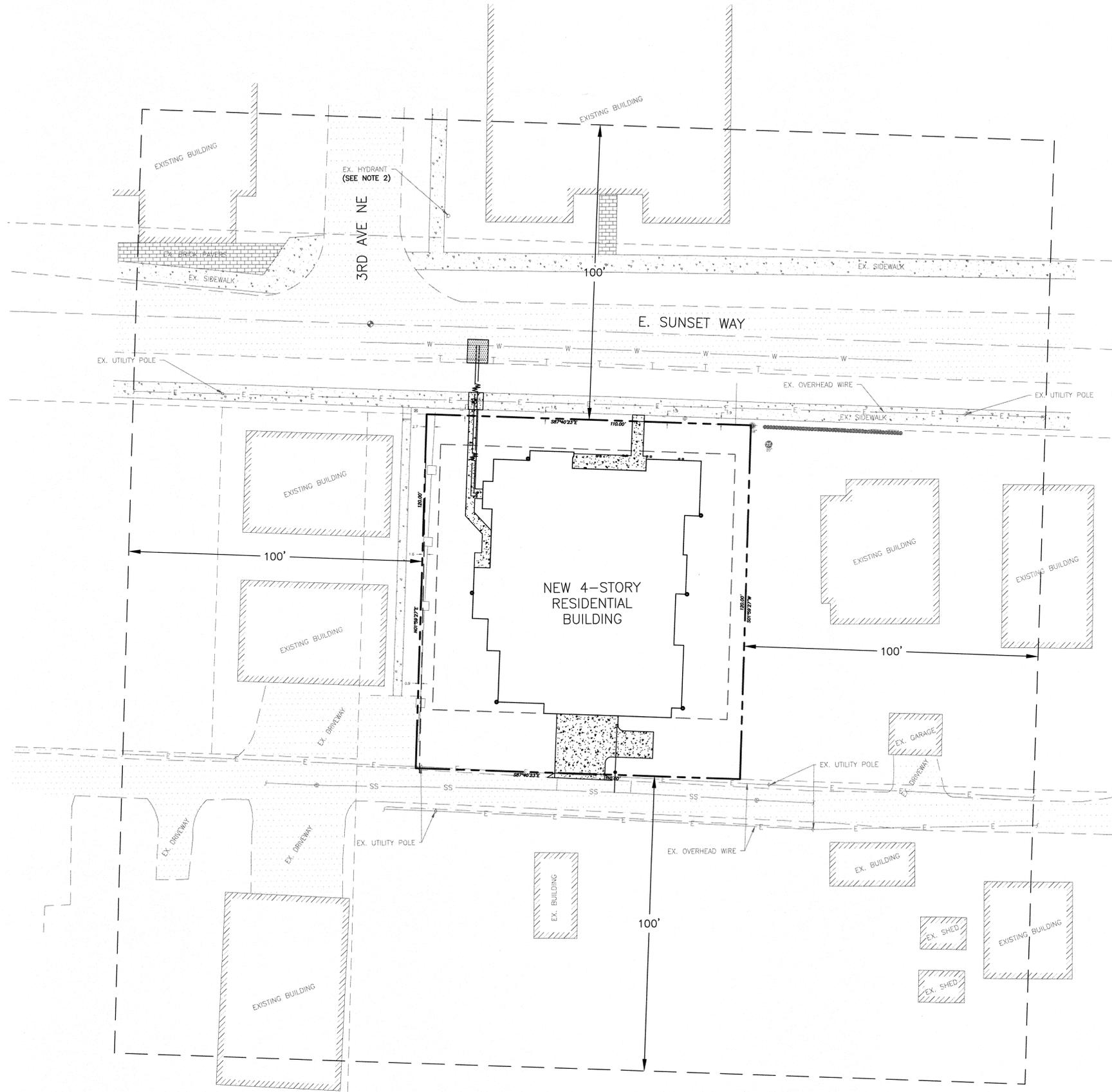
04-14-2016

**SUNSET 7 APARTMENTS**  
THICK BRICK, LLC  
DETAILS

Encompass  
ENGINEERING & SURVEYING  
Western Washington Division  
165 NE Juniper Street, Suite 201 • Issaquah, WA 98029 • Phone: (206) 392-0230 • Fax: (425) 391-3055  
Eastern Washington Division  
407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

JOB NO.	146421
DATE	01/25/16
SCALE	N.T.S.
DESIGNED	DRD
DRAWN	DRD
CHECKED	BRC
APPROVED	BRC
SHEET	C4.0

**SUNSET 7 APARTMENTS**  
 N.E. 1/4 OF N.W. 1/4 OF SECTION 34, T. 24 N., R. 06 E., W.M.  
 CITY OF ISSAQUAH, STATE OF WASHINGTON



**NOTES:**

1. 4 DRIVEWAYS AND 1 ROAD LOCATED WITHIN 100' OF THE PROJECT SITE.
2. NEAREST FIRE HYDRANT TO PROJECT SITE IS LOCATED AT THE CORNER OF 3RD AVE NE AND E. SUNSET WAY



0 5 10 20  
 SCALE 1" = 20'

REVISIONS	
DESCRIPTION	DATE
INITIAL SUBMITTAL	02/07/2016

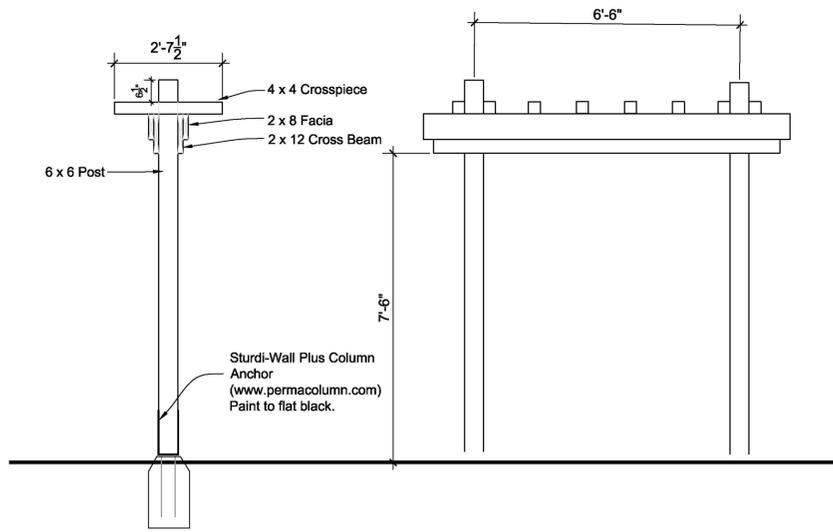
**SUNSET 7 APARTMENTS**  
 THICK BRICK, LLC  
**EXHIBIT A**

**Encompass**  
 ENGINEERING & SURVEYING

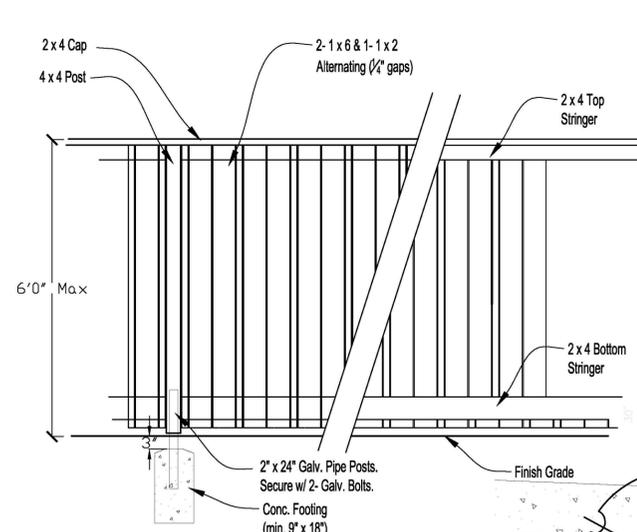
Western Washington Division  
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250 • Fax: (425) 391-3055  
 Eastern Washington Division  
 407 Southwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433 • Fax: (509) 674-7419

<b>JOB NO.</b>	146421
<b>DATE</b>	04/05/16
<b>SCALE</b>	1" = 20'
<b>DESIGNED</b>	DRD
<b>DRAWN</b>	DRD
<b>CHECKED</b>	BRC
<b>APPROVED</b>	BRC

**SHEET EX-A**



**Arbor Entryway**

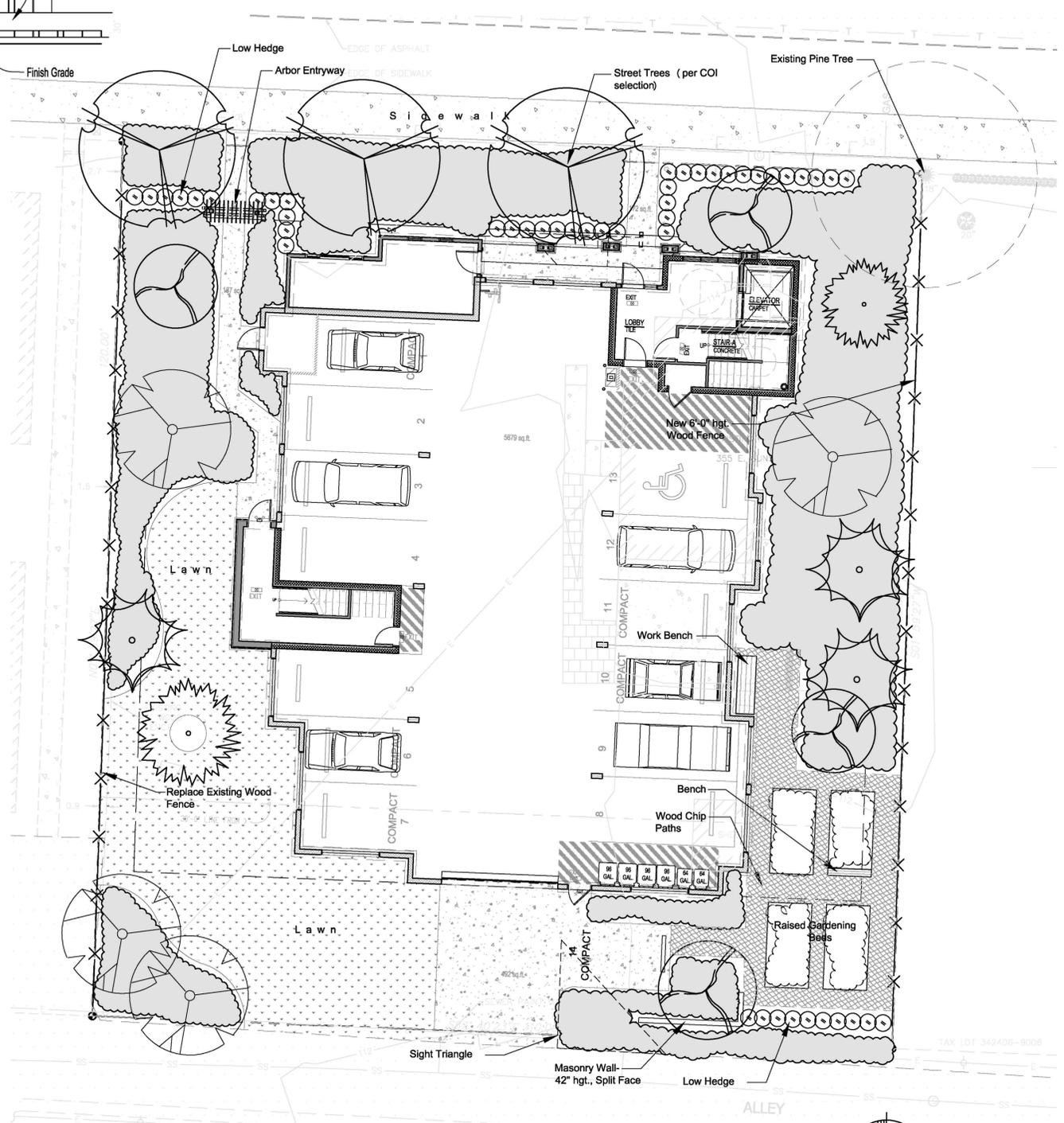


**Screen Fence**

**PLANT SCHEDULE**

Qty.	Symbol	Botanical/Common Name	Size/Remarks
<b>TREES:</b>			
x		<i>Acer circinatum</i> / VINE MAPLE	min. 1-1/2" cal.
x		<i>Calocedrus decurrens</i> / INSENSE CEDAR	min. 8' hgt.
x		<i>Magnolia g. 'Victoria'</i> / EVERGREEN MAGNOLIA	min. 1-1/2" cal.
x		Street Tree	min. 2-1/2" cal., street tree form
x		<i>Pyrus c. 'Cambridge'</i> / FLWG. PEAR <i>Cornus, 'Eddies White Wonder'</i> / HYBRID DOGWOOD	min. 2" cal.
<b>SHRUBS / GRD.COVERS/ PERENNIALS:</b>			
		<i>Arbutus unedo</i> / STRAWBERRY TREE	min. 30" hgt., central leader
		<i>Buxus 'Winter Gem'</i> / KOREAN DOGWOOD	min. 18" spr.
		<i>Chosiyat. 'Sundance'</i> / MEXICAN ORANGE	min. 36" hgt.
		<i>Epimedium x v. 'Sulpherum'</i> / BISHOPS CAP	min. 1 gal.
		<i>Kalmia l. 'Ostbo Red'</i> / MTN. LAUREL	min. 24" spr.
		<i>Ligustrum j. 'Texanum'</i> / TEXAS WAX LEAF PRIVET	min. 4' hgt., trained standard
		<i>Mahonia repens</i> / CREEPING MAHONIA	1 gal.
		<i>Miscanthus s. 'Morning Light'</i> / MAIDENGRASS	5 gal. cans
		<i>Ribes s. 'King Ed. VII'</i> / FLWG. CURRANT	min. 30" hgt.
		<i>Nandina d. 'Compacta'</i> / HEAVENLY BAMBOO	min. 30" hgt.
		<i>Pennisetum a. 'Hamlyn'</i> / DWARF FOUNTAIN GRASS	1 gal.
		<i>Pittosporum t. 'Wheeler's Dwarf'</i> / TOBRIA	min. 24" spr., compact
		<i>Polystichum munitum</i> / SWORD FERN	min. 5 fronds @ 12" o.c.
		<i>Prunus l. 'Mt. Vernon'</i> / DWARF LAUREL	min. 15" spr.
		<i>Sarcococca humilis</i> / LOW SARCOCOCCA	min. 12" spr., spreading forms.
		<i>Sedum 'Autumn Joy'</i> / SEDUM	1 gal.
		<i>Taxus b. 'Fastigiata'</i> / IRISH YEW	min. 5'-0" hgt.
		<i>Vaccinium ovatum</i> / EVERGREEN HUCKLEBERRY	min. 24" hgt.
		Lawn	No. 1 Sod
		as required	

\* Plant sizes are specified per the American Standard for Nursery Stock, Publication-May 2, 1986 sponsored by the American Association of Nurserymen, Inc.  
 \* If plant quantity shown on schedule conflicts with what is represented by symbol on Plan, the quantity represented by symbol shall be used.  
 \* Plant names shown in 'bold' are native/ drought tolerant.



**SUNSET 7 APARTMENTS**  
 355 East Sunset Way  
 Issaquah, WA 98027  
 for: WHICH IS PROMISE, LLC



Glenn Takagi  
 Landscape Architect  
 18550 Firlands Way N.  
 Suite #102  
 Shoreline, WA 98133  
 (206) 542-6100

**Preliminary  
 Landscape Plan**

Project No.: \_\_\_\_\_  
 Drawn: GT  
 Checked: GT

Drawing Issue:  
 2.24.16

Revisions:  
 \_\_\_\_\_  
 \_\_\_\_\_

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